

## Windsor Avenue New Malden KT3



- **Light-Filled Through Reception Room**
- **Potential to Extend (STPP)**
- **Garage**
- **Views over Playing Fields**
- **Access to "Hogsmill" Trail and Berrylands Nature Reserve**
- **Close to Excellent Schools and Amenities**

**Price £580,000**

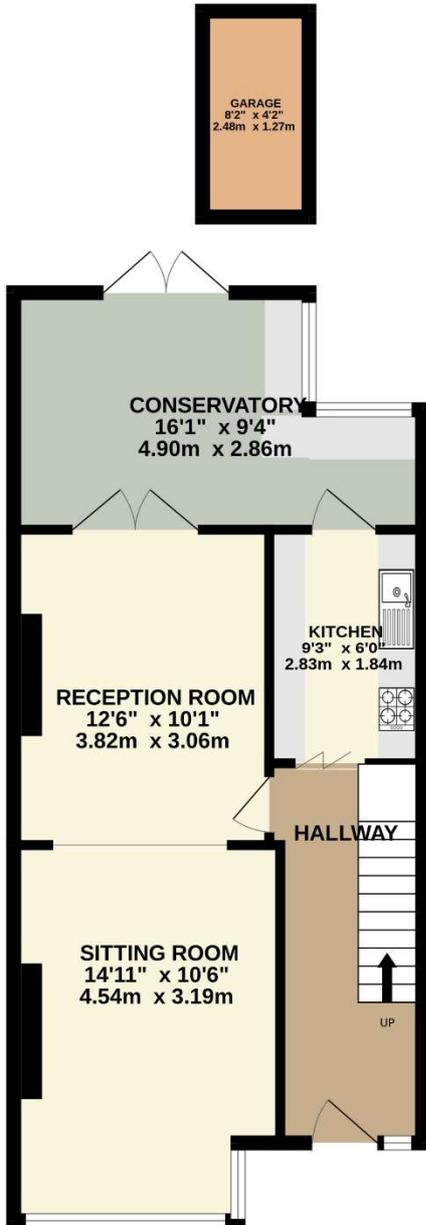
Off the light hallway is a free-flowing sociable living room, it's here that you really do feel part of the continuous bright space available, leading into the dining area and then into the conservatory and garden beyond. The galley-style kitchen has plenty of cupboard space and links into the conservatory. In addition, there is a garage to the side. This house gives someone the opportunity to open up the space to provide a superb living/dining/kitchen. There is further potential to extend into the loft (STPP). On the first floor there are two double bedrooms and a single/study room with views over playing fields and the Hogsmill River Trail where the Pre-Raphaelite masterpiece, Ophelia, was painted. The property is also close to the ever popular Berrylands Nature Reserve. The location is ideal for commuters; it is just a short walk to Berrylands Station; and in an enviable position within easy access to both New Malden and Surbiton High Streets. Local amenities, including pubs, restaurants, golf clubs, the Thames River and gyms combined with excellent schools, multiple children's nurseries, mainline stations, plus a fantastic local playground- there really is plenty of everything for everyone as the family grows. Council Tax Band E. EPC D



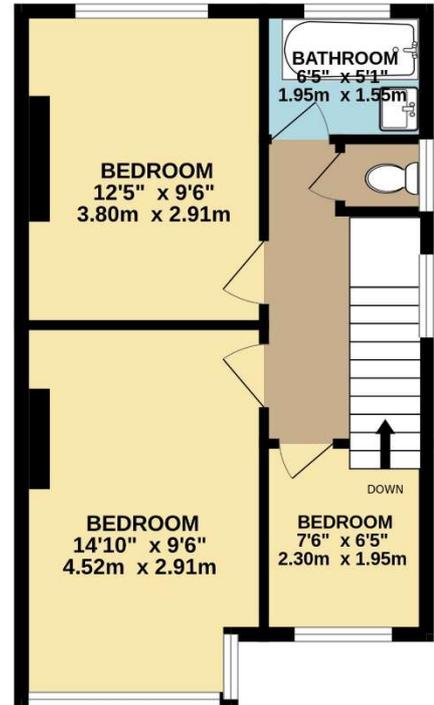




GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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