

Overdale Avenue New Malden KT3



- Halls Adjoining 1930's Berg House
- Prime "Coombe" Location
- Two Large Reception Rooms
- Fully Fitted Kitchen/Breakfast Room
- Mature South Facing Garden
- Potential to Extend Further (STPP)
- Garage

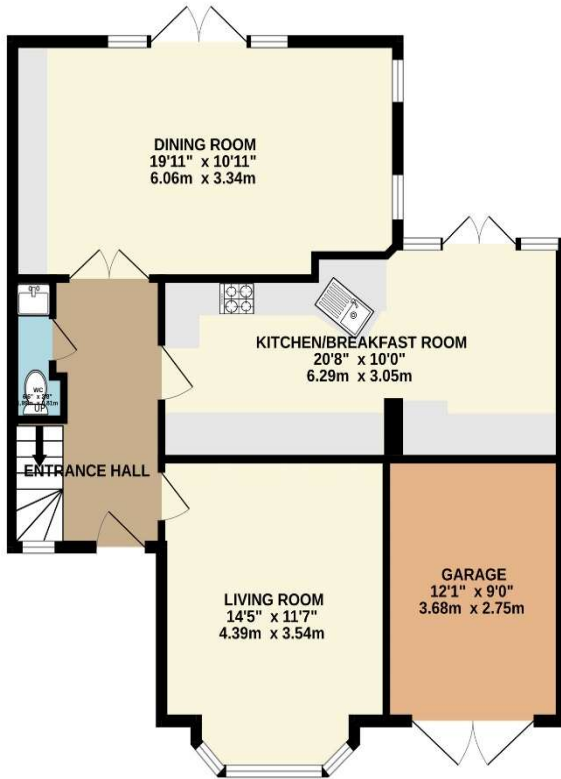
Price £1,150,000

From the visual aesthetics of the outside to the feeling you get when you enter the property, this home can impress and leave a lasting impression. The rooms not only offer practical spaces, but they also provide a sense of comfort, giving an instant feeling of 'home'. The property has been modernised in parts, with double glazing throughout, but the original front door, stained glass windows and the hallway, which is the heart of the 'Berg' house, still has the original panelling. The main reception at the rear of the property is a bright, sociable living space with pretty, original round windows. There are double doors giving you views over the wonderful, mature, sunny south facing garden – a sanctuary to switch off in. There is a further reception room to the front presently used as a spacious dining room. The extended and fully fitted kitchen with a breakfast area lies between the 2 reception rooms and also has a door to give side access. A newly fitted toilet completes the downstairs layout. On the first floor is the lovely spacious and peaceful master bedroom, adjacent to which is an eaves room which can provide a luxurious space for a study or dressing room. Additionally, 2 further bedrooms are facing the garden - a double and a single one. The family bathroom has been completely redesigned recently. There is a separate upstairs WC, also newly fitted. Although the property provides good accommodation already, there is still considerable scope to extend (STPP). EPC Rating D. Council Tax Band F. No onward chain.

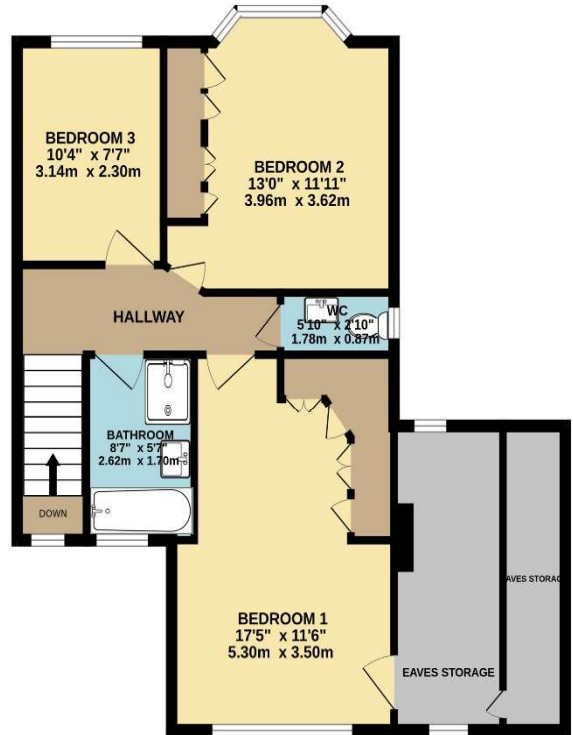




GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 1443 sq.ft. (134.0 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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