

Beechcroft Avenue New Malden KT3



- **Semi Detached House in Quiet Residential Road**
- **Three/Four Bedrooms, Two Bathroom**
- **Pretty, Well Maintained Mature Garden**
- **Off Street Parking**
- **Potential for Substantial Extention**
- **Easy Access to Norbiton Station**
- **Catchment to Excellent Schools**

Price £1,000,000

This isn't just a house; it's a cherished family chapter waiting for its next author. Held by the same family since the 1980s, this home radiates a warmth that only decades of memories can provide, offering a rare opportunity to secure a substantial semi-detached property with a truly heartfelt history. The ground floor welcomes you with a spacious through reception, where light pours in and sliding doors draw your eye toward the greenery outside. The separate kitchen also leads directly to a well-tended, low maintenance garden. Here, a patio area gives way to a lush lawn and mature borders—a peaceful sanctuary perfect for morning coffees. Additionally there is an office/fourth bedroom and shower room on this level. Ascending to the first floor, the main bedroom featuring a deep bay window and extensive fitted wardrobes. A second generous double also boasts ample built-in storage and garden views, a decent third bedroom and a traditional family bathroom with a separate W.C complete the upper level. While the home has been lovingly maintained, it is now ready for a gentle restoration to bring it into a new era. For those with a vision, the potential is excellent. With off street parking, there is significant scope to create a "forever home" by extending fully above the garage, across the rear, or upward into the loft (STPP). Nestled on a tranquil residential road, you are part of a quiet community while remaining remarkably connected. You are just a good stroll from Norbiton Station and moments away from local amenities, offering the perfect balance of suburban peace and urban convenience. EPC rating D. Council tax band F.

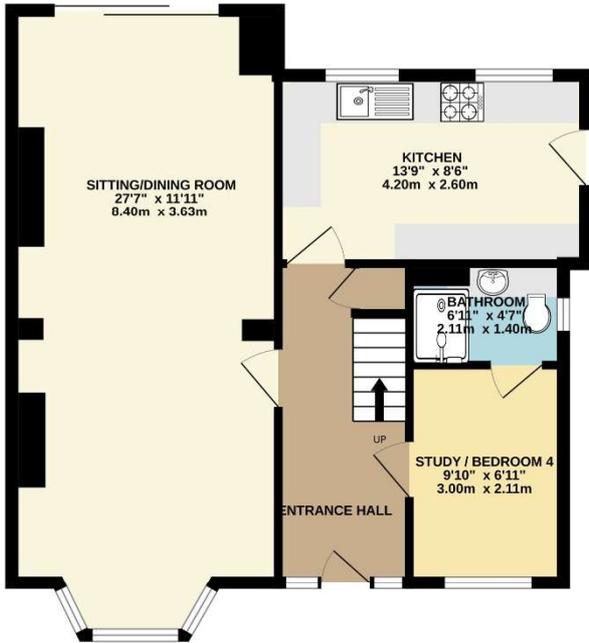




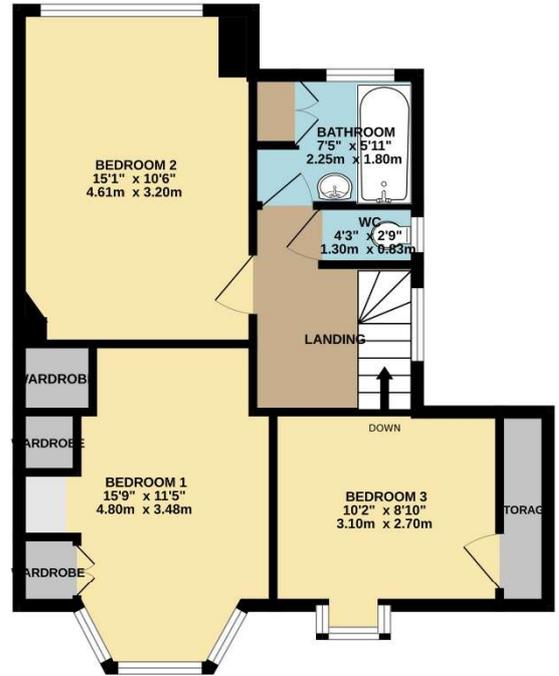




GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
527 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.3 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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