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Kings Avenue New Malden KT3



- **Striking Four Bedroom Period House**
- **Many Period Features**
- **Potential to Extend (STPP)**
- **Large South Facing Garden**
- **Off Street Parking for Two Cars**

Price £950,000

Discover the ultimate canvas for your dream home in this superb Edwardian family residence. Nestled on the highly coveted Malden Hill side of New Malden, this striking period home perfectly balances historic charm with exceptional future potential. Retaining an abundance of original features including corbels the property offers a rare opportunity to modernise and extend (STPP) to create a forever home. With two spacious reception rooms forming the heart of the ground floor. A generously proportioned kitchen sits to the rear, opening directly onto a practical lean-to that leads out to the garden. Two decently sized double bedrooms boasting high ceilings and period proportions. A good-sized single room, perfect as a children's bedroom or a quiet home office together with a family bathroom with a separate W.C. A further bright and airy double bedroom occupies the top floor. Extensive eaves storage provides excellent, easily accessible space. In addition there is a generous south facing mature garden together with a traditional external building divided into two parts: one offering valuable garden storage and outside W. C as well as practical side access. The property includes off-street parking for two vehicles. Situated less than a minute's stroll from New Malden High Street accessing vibrant cafes, excellent local schooling, and superb transport links right on your doorstep. EPC F. Council Tax Band F.

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GROUND FLOOR
602 sq.ft. (56.0 sq.m.) approx.

1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.

2ND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 1401 sq.ft. (130.2 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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