

Nelson Road New Malden, Surrey KT3 5EB

WILLIAMS HARLOW OF CHEAM ARE PLEASED TO OFFER THIS, FOUR bedroom semi-detached house located in one of New Malden's premier roads. This family home benefits from flexible accommodation, a large kitchen/breakfast room, study and ample off-street parking. Nelson Road is excellently located in the heart of New Malden, moments from an array of shops, restaurants and cafes within New Malden High Street. Fast transport links from New Malden station into London Waterloo. Internal viewing highly recommended!

Offers In Excess Of £900,000 - Freehold



FRONT DOOR

Under canopy porch. Outside light. Part glazed front door with obscured double glazed side windows, giving access through to:

ENTRANCE HALL

Double radiator. Coving. Understairs storage cupboard.

INNER LOBBY

Storage area. Double glazed window to front aspect. Wood flooring.

DOWNSTAIRS CLOAKROOM

Low level WC. Pedestal wash hand. Radiator. Obscured glazed window.

UTILITY/TV ROOM

4.83m x 1.96m (15'10 x 6'5)

Double glazed window to the rear aspect. Skylight above. Wood flooring. Radiator.

LOUNGE

4.57m into bay x 4.09m (15'0 into bay x 13'5)

Double glazed bay window to the front. Fitted shelving. Open gas fireplace with ornate wood surround. Double radiator.

RECEPTION ROOM

5.46m x 3.38m (17'11 x 11'1)

Double glazed french doors onto the rear garden. Double glazed windows to the side. Picture rail. Double radiator. Hardwood strip flooring. Gas fireplace with an ornate wood surround.

KITCHEN/BREAKFAST ROOM

7.11m x 2.72m (23'4 x 8'11)

Range of eye and low level pine units. Laminate work surface. Fitted electric oven and gas hob. Stainless steel overhead extractor. Fitted American style fridge freezer. Downlighters. Skylight. Double glazed french doors onto garden. Spaces for washing machine, dishwasher and tumble dryer. Underlighting. Stainless sink unit with water softener fitted to tap. Laminate flooring. Breakfast area, seating area and breakfast bar. Double radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Obscured double glazed window to the side. Access to loft.

BEDROOM ONE

4.70m into bay x 3.56m (15'5 into bay x 11'8)

Measured to fitted Sharp's wardrobes. Fitted dresser. Double glazed bay window to the front. Radiator.

BEDROOM TWO

4.09m x 3.20m (13'5 x 10'6)

Double glazed window to the rear aspect. Radiator. Fitted wardrobe.

BEDROOM THREE

3.35m x 2.34m (11'0 x 7'8)

Double glazed window to the rear aspect. Radiator. Fitted cupboard.

BEDROOM FOUR

2.87m x 2.03m (9'5 x 6'8)

Double glazed window to the front aspect. Radiator.

FAMILY BATHROOM

Inner lobby of the bathroom there is a single walk in power shower cubicle. Separate cupboard to the side housing hot water tank. Heated towel rail. Step down to the main bathroom area. Obscured double glazed window to the front. Large double walk in separate shower. Fully tiled. Vanity sink unit. Downlighters. Coving. Fitted cupboard. Low level WC. Heated towel rail. Obscured glazed window to the rear.

OUTSIDE

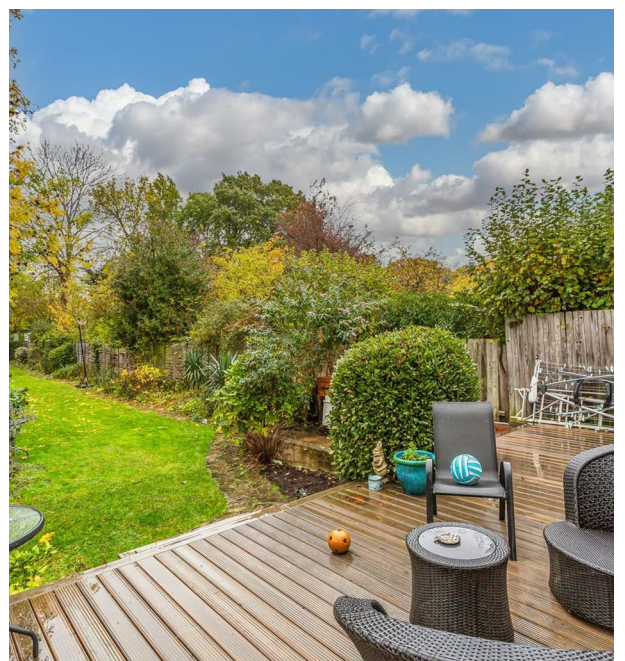
FRONT

There is a driveway providing off street parking for 2 to 3 vehicles.

LARGE REAR GARDEN

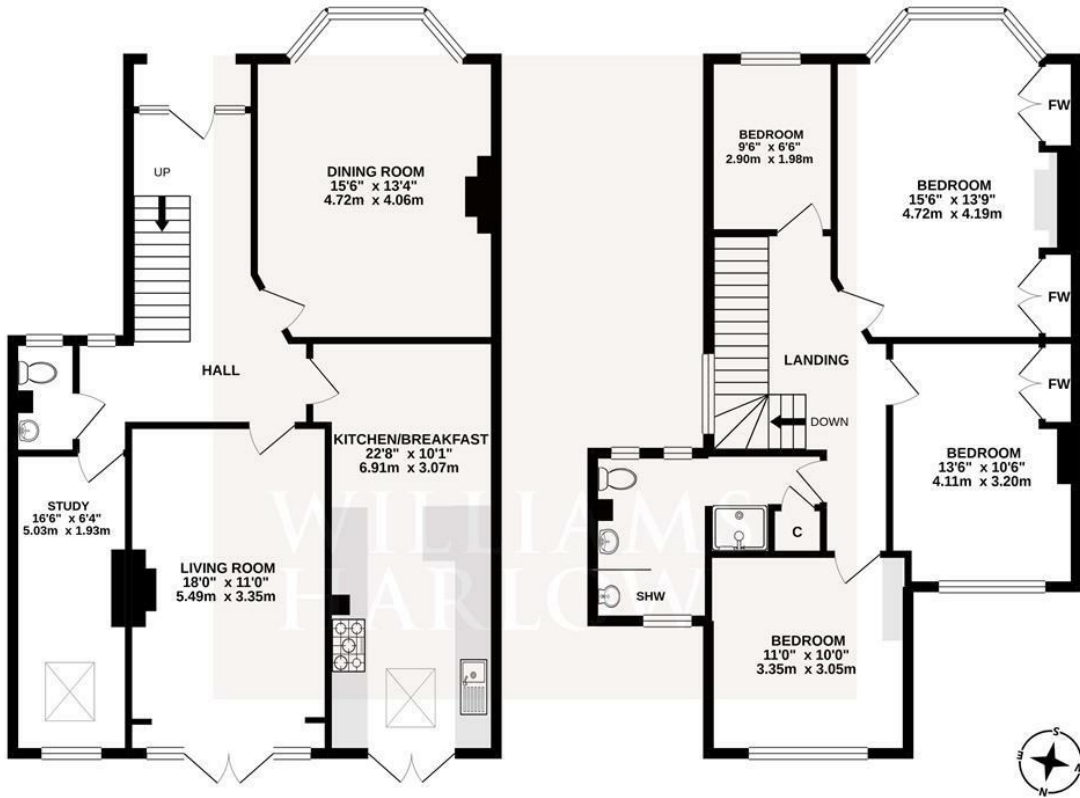
60.96m approximately (200'0 approximately)

There is a decking area. A range of mature flower and shrubs. The garden is mainly laid to lawn. Shed. Outside lighting. There is also a brick built barbecue area.



GROUND FLOOR
933 sq.ft. (86.7 sq.m.) approx.

1ST FLOOR
758 sq.ft. (70.4 sq.m.) approx.



TOTAL APPROXIMATE FLOOR AREA 1691 SQ.FT. (157.1 SQ.M.)

Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.

KEY: C = CUPBOARD, A/C = AIRING CUPBOARD, FW = FITTED WARDROBE, LD = LARDER, ES = EAVES STORAGE, RHH = REDUCED HEAD HEIGHT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		61	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			73
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			