



The Powdermills, Old Malden Lane



£1,250,000

Freehold

- Detached House
- Five Double Bedrooms
- Kitchen / Dining Room
- Two Reception Rooms
- Five Bathrooms
- 79ft Garden Backing Woodland
- Driveway for Several Cars
- Gated Development

This stunning detached residence is situated within an exclusive gated development near the renowned River Club, in a sought after, leafy part of Old Malden.

Offering over 3000 sq ft of stylish and contemporary accommodation, the property boasts a fitted kitchen / dining room with granite work surfaces, an island with integral hob and wine cooler and a separate utility room. Strikingly large windows allow in plenty of natural light and take advantage of the woodland view to the front of the development.

Similarly to the rear, three sets of double doors from the lounge to the garden maximise the view of woodland this property backs onto, creating a peaceful atmosphere in which to relax. A separate study also has a door to the garden.



Upstairs are five extremely spacious bedrooms, all with ensuite bath or shower rooms. The impressive Master bedroom measures over 22 x 15ft, has an ensuite with a separate bath and shower, and also has an ensuite walk in wardrobe. Three of the bedrooms have Juliette balconies looking out of the South / West facing rear garden.

Malden Manor station (zone 4) provides a frequent service to central London within 30 minutes, and the nearby A3 also provides direct access by road.

A selection of handy shops surround the nearby railway station, while Worcester Park High Street offers a wide variety of shops, restaurants and bars.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	80
(69-80) C		
(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	

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