



Thetford Road, New Malden, KT3

SIX BEDROOMS | STUNNING KITCHEN | LARGE RECEPTION ROOM | HOME CINEMA ROOM

LARGE SOUTH FACING GARDEN | INTEGRAL GARAGE | CLOSE TO NEW MALDEN HIGH STREET | NO ONWARD CHAIN

Asking Price: £1,695,000

HUNTERS[®]
HERE TO GET *you* THERE

Thetford Road

New Malden, , KT3 5DS

A stunning six bedroom detached house positioned on this quiet residential road. This property offers stylish accommodation throughout and has expansive living space for the larger family.

The ground floor accommodation comprises an inviting reception hall leading to the vast open plan kitchen/living area with bi-folding doors and windows providing an abundance of light into the home. The modern kitchen is fully fitted to a high specification with integrated appliances and breakfast room whilst an abundance of storage is also provided for convenience. Further benefits include a cinema room, study room, double bedroom with En-suite and a utility room. The first floor comprises a master bedroom, with a vaulted-ceiling including sky lights as well as built in storage and an additional En-suite marble wet room. The first floor further boasts three double bedrooms, two of which have an En-suite, one single bedroom and a contemporary family bathroom.



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VIEWING ARRANGEMENTS By appointment with Hunters:
94 Central Road, Worcester Park, KT4 8HU

OPENING HOURS
Monday - Friday: 8:30am - 6:30pm
Saturday: 10am - 4pm
Sunday: Closed

Energy Efficiency Rating		Current	Potential
95-100	A		
81-94	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		77	83

Not energy efficient - higher energy costs
 EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
100-108	A		
81-97	B		
66-80	C		
50-65	D		
35-49	E		
21-34	F		
1-20	G		
		72	77

Not environmentally friendly - higher CO₂ emissions
 EU Directive 2002/91/EC



Ground Floor

Thetford Road, KT3
Approx. Gross Internal Area
2989 Sq Ft - 277.68 Sq M
(Including Garage)
Summer House
Approx. Gross Internal Area
213 Sq Ft - 19.79 Sq M



First Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

