



AN EXCEPTIONAL 4 BEDROOM PERIOD HOUSE WITH A SUPERB KITCHEN-DINING AREA AND WEST FACING GARDEN

ADELA AVENUE, NEW MALDEN, KT3

Freehold

Chain Free ♦ Fully renovated ♦ 85 ft westerly facing garden
♦ Excellent open plan kitchen diner ♦ Just move in
♦ Popular location

This exceptional 4 bedroom end of terrace house has been recently updated to create a stunning family home. The ground floor has been opened up and features one of the best kitchen/dining/reception rooms you are every likely to see. The new kitchen and island provide a great focal point and overlook the easy to maintain 85 foot west facing garden. Off the kitchen is a cleverly designed utility area and an open dining room which is perfect for family meals and social occasions. The stylish front reception room, complete with beautiful plantation blinds provides an ideal place to relax. On the first floor there are 3 bright and spacious bedrooms and a fantastic family bathroom. On the top floor there is a grand master bedroom with great built in storage and a smartly finished en-suite shower room.

Location

Adela Avenue is a quiet residential street, ideally situated for both New Malden and Raynes Park.

Motspur Park is the nearest railway station, approx 0.4 miles away from the property, and provides fast and regular links into Central London (27 minutes to Waterloo.) Raynes Park railway is also nearby (1 mile away), taking you into Waterloo in around 21 minutes.



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Raynes Park High Street offers shops for everyday use including a large Waitrose supermarket, with Wimbledon town centre offering an extensive range of shopping facilities, bars and restaurants.

Locally are a number of excellent schools, with Coombe Boys and Raynes Park High all being nearby.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills



FLOORPLANS

Gross Internal Area (approx) = 137.0 sq m / 1475 sq ft
 Eaves Storage = 3.4 sq m / 36 sq ft
 Total = 140.4 sq m / 1511 sq ft
 (Of which 2.3 sq m / 25 sq ft is restricted head height)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		63	81
EU Directive 2002/91/EC			

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