

**66 Kenley Road, New Malden,
Kingston Upon Thames, KT1 3RS**

£1,250,000 Freehold

A great opportunity to acquire a fabulous four bedroom detached new build house of approximately 1915 ft² arranged over three floors. * Council Tax band E

- New build
- Four bedrooms
- Open plan Kitchen / Dining / Family room
- Utility room
- Private rear garden
- Detached house
- Four bathrooms (two en suite)
- Separate reception room
- Off street parking
- Popular residential location

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Location

Situated between Norbiton and New Malden in the much sought-after residential area, the property is ideally located close to Richmond Park and Wimbledon Common, with easy access via the A3 to Putney, Wimbledon and Kingston town centre offering a huge range of amenities less than five minutes drive away. The nearest station is Norbiton with direct links into London Waterloo via Clapham Junction and Vauxhall.



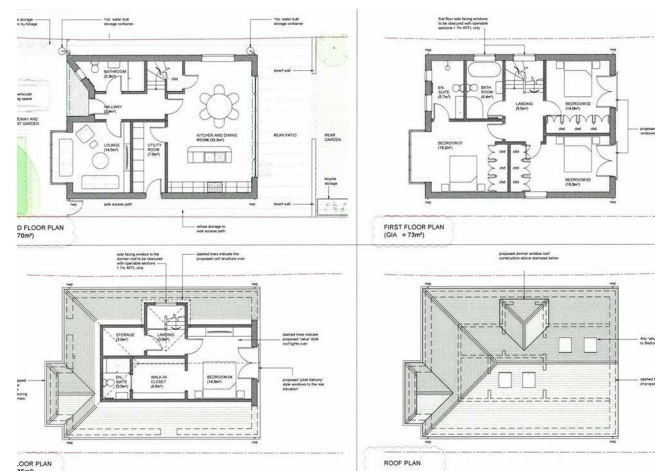
Description

This is a brand new detached house comprising a good size reception room to the front of the house with an open plan kitchen/dining/family space to the rear with bifold door out to the rear garden and a separate utility. The ground floor and bathrooms have underfloor heating. On the first floor is the master bedroom with en-suite shower room, two further bedrooms and a family bath and shower room. On the top floor there is another bedroom complete with dressing room and en-suite bathroom. There is also off street parking to the front of the house.



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



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.