



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Dukes Avenue, KT3  
Gross Internal Area 2691 sq ft/250 sq metres (including Outbuilding)  
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27 Dukes Avenue,  
New Malden, KT3 4HW

**Guide Price £1,500,000 Freehold**

Elegant and spacious five bedroom fully extended semi detached family house, conveniently located to New Malden High Street. Early Viewing Recommended! \* Council Tax Band F

- Five Bedrooms
- Open Plan Kitchen/Dining
- Five Bathrooms
- South Facing Approx. 55+ Ft Garden
- Close To New Malden Station
- Semi-Detached Modern House
- Living room
- Utility Room
- Within Catchment for 'Outstanding' Schools
- Council Tax Band F

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.

020 8016 9700

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Wimbledon Village Sales, 95 High Street, Wimbledon Village, London, SW19 5EG

### Location

The property is conveniently located less than 150 metres from New Malden High Street, which offers an excellent range of boutique shops, bars, restaurants and the Waitrose, while also having access to the plentiful open green spaces of Coombe.

The area is well regarded for its sporting and recreational facilities as well as for its choice of 'outstanding' schools in both the state and private sectors, including Coombe Girls' School and Burlington Infant & Nursery School.

Transport links are close at hand, the nearby A3 provides access to major motorways and into central London. Local bus routes are towards Wimbledon and Kingston, with nearby rail and tube stations that have regular services into London Waterloo and greater London.

### Description

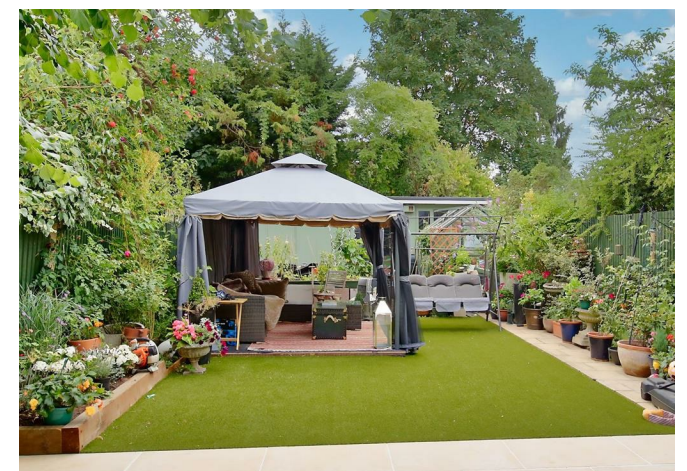
This house is extremely well positioned on Dukes Avenue with private off-street front parking for multiple vehicles. The house is spread across three floors, the front entrance leads into the ample hallway with plenty of shoe/coat storage, the sizable utility room is ideal for additional storage and a separate W/C. The spacious living room has its own shower room and a multitude of period features. The hallway leads into the fully extended open plan kitchen/living area which has also extended out into the side return and rear extension, which is in keeping with modern open plan living values. Across the whole ground floor is underfloor heating. Access to the garden is either via the smaller side door or via large open pane sliding doors which lead out to the approximate 55+ ft south facing garden. At the end of the garden is the garden room/storage with electric and internet already installed ideal for additional space.

The first floor includes three double bedrooms each with ample fitted wardrobe space, a family bathroom and the principle bedroom includes a generously sized en-suite. The second floor loft extension has great head height throughout with a further two double bedrooms both of which being en-suite shower rooms.



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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	71	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.