

BODLEY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 3392 SQ FT- 315.10 SQ M
(EXCLUDING STORAGE)
STORAGE AREA : 102 SQ FT- 9.50 SQ M
TOTAL AREA : 3494 SQ FT- 324.60 SQ M



FOR ILLUSTRATION PURPOSES ONLY
THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

Bodley Road, New Malden, KT3 5QD

Offers In Excess Of £1,550,000 Freehold



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for Sale

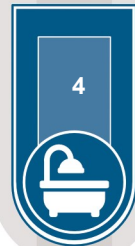
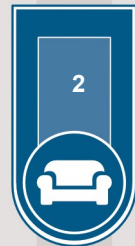
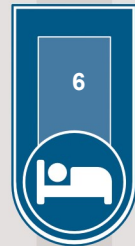
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• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

Conveniently located within easy reach of New Malden high street shops and other local amenities. Transport links to Kingston Upon Thames town centre and the A3 providing access to major motorways are both nearby.



THE PROPERTY

This magnificent semi-detached residence on Bodley Road, New Malden, epitomizes luxurious living. Boasting six sumptuous bedrooms and four exquisite bathrooms, alongside a convenient downstairs loo, this home offers an abundance of space and comfort. The open-plan living area creates an elegant flow, ideal for both grand entertaining and intimate family moments. Complementing this splendid interior is a vast, southerly-facing garden, providing a perfect haven for outdoor relaxation and alfresco dining. This property is a true gem, combining opulence with practical living in a prestigious location. The property further benefits from solar panels.

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.

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	84	85
	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	