Cromwells



78 Lawrence Avenue, New Malden

New Malden

Guide Price £870,000

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New Malden

Situated on the popular 'Painters Estate' is this delightful, extended, 4 bedroom family home. The property has been enjoyed by the current owners for over 30 years, they have extended to now offer 2 sizable reception rooms, kitchen, utility, w/c, 4 bedrooms, family bathroom, great garden with access to detached garage, off street parking and further scope to improve and extend subject to planning permission. Situated ideally for access to a selection of highly sought after schools and nurseries, an array of shops and amenities are located at Malden Manor along with mainline station. Internal viewing highly recommended and to appreciate what this property has to offer.

Council Tax band: E

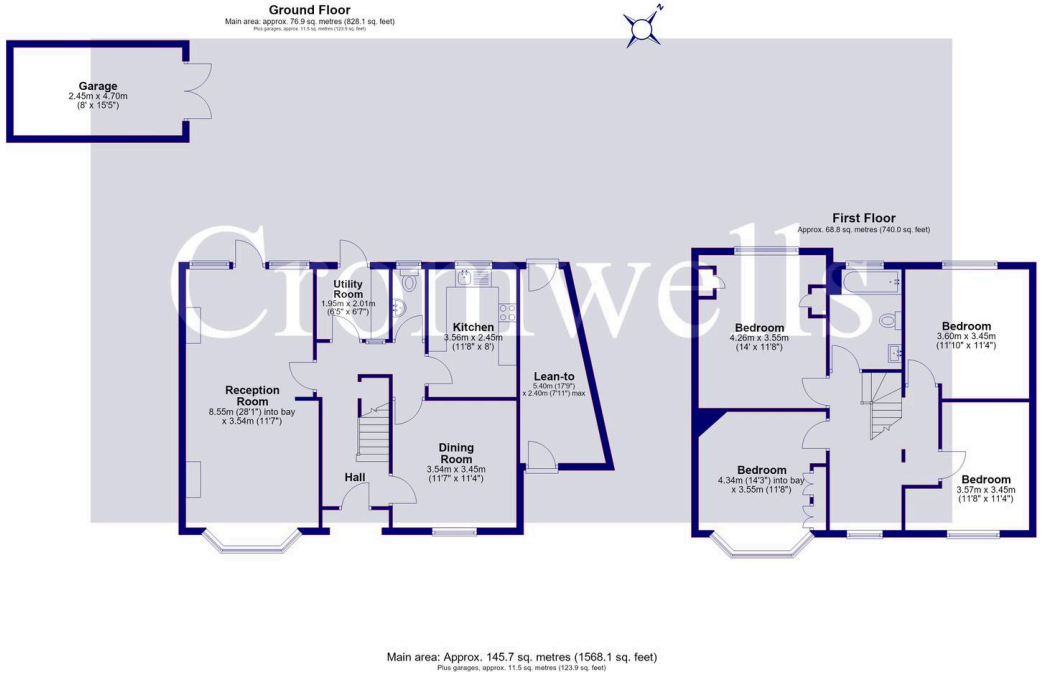
Tenure: Freehold

EPC Energy Efficiency Rating: C

Square Foot - approx. 828.1 sq.ft (76.9 sq.m)

Plus garages - approx. 123.9 sq.ft (11.5 sq.m)

- Potential to Extend Further Subject to Planning Permission
- Off Street Parking and Detached Garage
- Corner Plot
- 4 Bedrooms
- 0.5 Mile to Malden Manor Station



Front
Driveway providing off street parking, lawn, side gate.

Hallway
Front door, wood effect flooring, radiator, stairs to 1st floor, under stairs storage, door to

Reception 1
Double glazed bay window to front aspect, radiators, feature fireplaces, wood effect flooring, glazed window and doors to garden, bank of fitted storage to alcoves.

Reception 2
Double glazed window to front aspect, radiator, wood effect flooring, door to

Inner Hallway
Wood effect flooring, door to

Kitchen
Range of wall mounted units with matching cupboards and drawers below, work surfaces, inset stainless steel sink, space for oven, fridge/freezer and further low level appliance, double glazed window to rear aspect.

WC
White 2 piece suite comprising w/c, wall mounted wash hand basin, radiator, double glazed window to rear aspect.

Utility Room
Wall mounted units, work surface, space and plumbing for washing machine, tumble dryer and further low level appliance, wall mounted 'Vaillant' boiler, door to garden.

Stairs to 1st Floor Landing
Carpeted, work space, double glazed window to front aspect, radiator, roof window, loft access (ladder, light and boarded), door to







Bathroom
White 3 piece suite comprising panel enclosed bath with shower attached, w/c, pedestal wash hand basin, radiator, tiled walls and floor.

Bedroom
Double glazed window to rear aspect, radiator, wood effect flooring, cupboard housing hot water cylinder.

Bedroom
Double glazed bay window to front aspect, radiator, carpeted.

Bedroom
Double glazed window to front aspect, radiator, wood effect flooring.

Bedroom
Double glazed window to rear aspect, radiator, wood effect flooring.

Rear Garden
Fence enclosed, mainly laid to lawn, large patio, side access gate, tap, door to lean-to storage area with gate to front access, rear double gates for garage access.

Garage
Double doors, power and light.









Cromwells Estate Agents

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