


# 26 Alric Avenue

New Malden, KT3 4JN

ROBERT HOLMES & COMPANY

# An immaculately presented property with a south facing garden of over 181 ft, moments from New Malden station & amenities

Asking Price: £1,175,000

**Accommodation:**

- Terraced house
- Kitchen/family room
- 2 reception rooms
- 3 bedrooms
- 2 shower rooms (1e/s)
- Landscaped south facing garden
- Off street parking
- Loft storage

**Local Borough:** Kingston Council
**Council Tax Band:** F
**EPC Rating:** C

**Nearest Station**: 0.1 miles (New Malden)
**Central London**: 10 miles (approx.)



**Property Description**: This 3 bedroom property has been fully refurbished over the last few years, to create an extremely comfortable family home in the heart of New Malden.

Entered via a well presented hallway, the good sized reception room has a large bay window flooding the room with natural light. There is also a versatile second reception room, with a large storage cupboard, which could be used as a gym, study or snug. The dual aspect kitchen/family room is to the rear of the property and offers floor to ceiling doors and windows, opening onto the beautifully landscaped garden. The kitchen is fully fitted with integrated appliances, plenty of built in storage and has a large central island with breakfast bar stools and additional storage, there is also a dining area. The directly south facing garden is over 181 ft long and is filled with mature trees and pretty shrubs, a patio and winding paved path to the back.

The spacious principal bedroom suite is on the first floor and has a recently fitted shower room. There are an additional two double bedrooms on this floor and a family shower room.

Should a buyer wish, the house benefits from potential to extend to the rear of the house or into the loft, subject to necessary planning permissions.

To the front of the property there is off street parking for two cars and discreet bin storage.

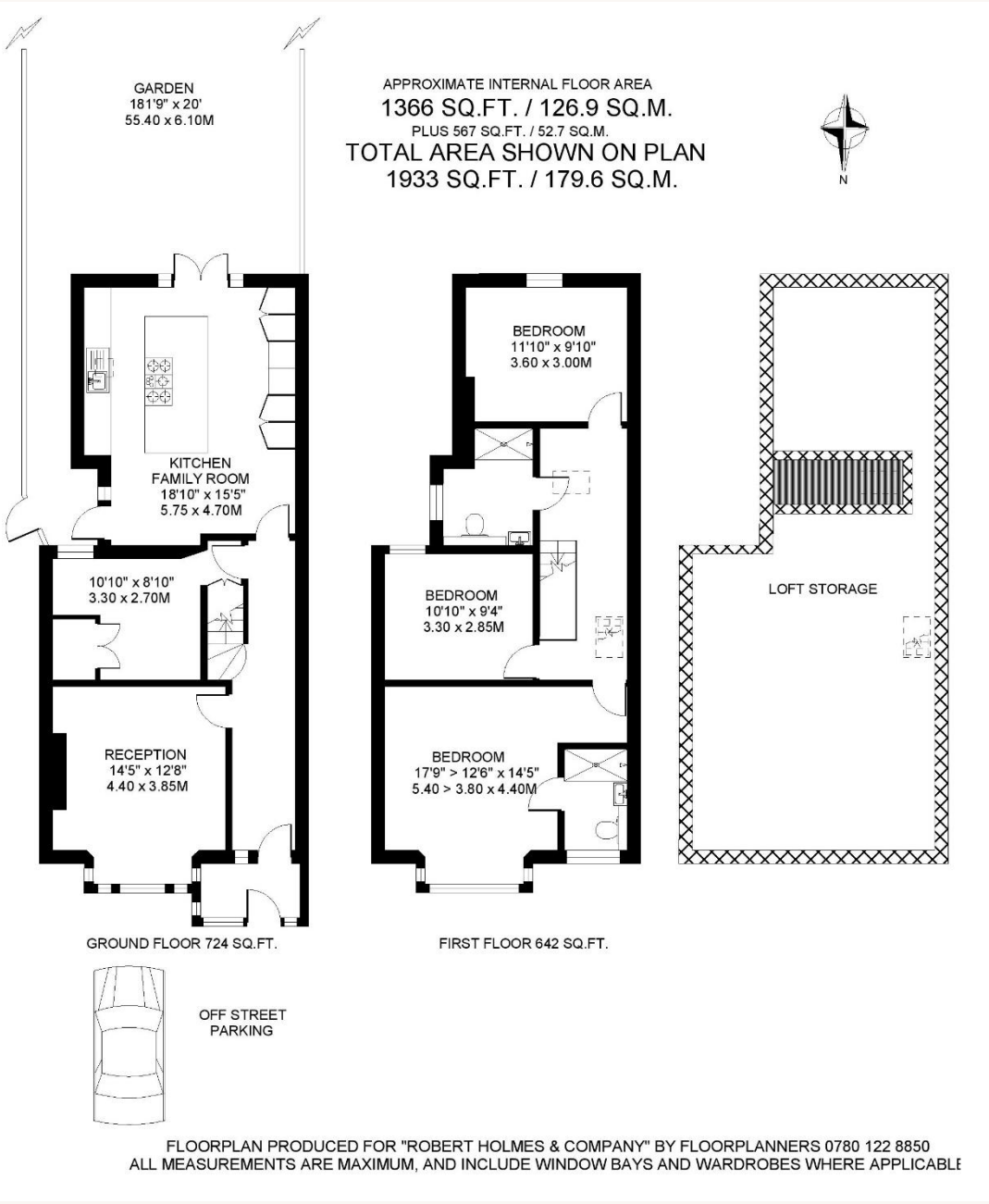
**Location**: Alric Avenue is a poplar cul de sac just a few minutes' walk of New Malden high street, with its wide array of local shops and restaurants, and the mainline train station with fast and frequent trains to London Waterloo or towards Surrey. Excellent local and independent schools are close by, along with well thought of golf courses, tennis clubs and other recreational facilities.


















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Viewings by appointment through Robert Holmes & Co. on 0208 947 1100

N.B. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. All statements contained herein are made without responsibility and do not constitute part of an offer or contract. Measurements are approximate and should not be relied upon for carpets or furnishings. We have not carried out a survey, nor tested the services, appliances, or specific fittings.