

36 Traps Lane

New Malden, KT3 4SA

ROBERT HOLMES & COMPANY

An exciting opportunity to purchase a period home full of character, in a sought after location within walking distance of New Malden Station

Asking Price: £1,900,000

Accommodation:

- Two reception rooms
- Kitchen/breakfast room
- Dining room
- 5 bedrooms
- 3 bath/shower rooms (one e/s) plus guest WC
- Landscaped garden
- Garage and off street parking
- Garden

Local Borough: Kingston Council
Council Tax Band: G
EPC Rating: E

Nearest Station: 0.6 miles (New Malden)
Central London: 10 miles (approx.)



Property Description: This well kept 5 bedroom family home has plenty of entertaining and living accommodation across two floors. The ground floor offers two reception rooms both of which have attractive gas fireplaces; a spacious family room with a curved bay window, and a separate dual aspect reception room with sliding doors leading to the patio and garden. The westerly facing garden is an impressive 79' long, well stocked with mature shrubs and trees, and a pretty enclosed gazebo ideal for year round use. The kitchen/breakfast room has fully fitted appliances and a useful larder, and leads through to a dining room which also has direct access to the garden. The property benefits from a separate utility room, downstairs shower room, guest WC and internal side access storage.

To the first floor the principal bedroom suite overlooks the rear garden and has an en suite bathroom. There are a further four bedrooms, all of which have built in storage, and a family bathroom with a separate shower and WC.

The property offers fantastic opportunity for a buyer to put their own stamp on their next home; from converting the garage, extending the ground floor into the rear garden or carrying out a loft conversion. All of which would create an excellent addition to this already well balanced family home.

Location: Traps Lane is a prestigious address, with New Malden mainline station just a short walk away, with direct trains to both Central London and towards Surrey, as is the popular High Street with its eclectic selection of shops and cafes. The property is located close to excellent schools in both the private and state sectors, whilst well thought of sports facilities are also nearby.

















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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.