

Olea, 38 Hoppingwood Avenue

New Malden, KT3 4JX

ROBERT HOLMES & COMPANY

A bright, truly unique and completely modernised house, immaculately maintained with a very generous garden and set in the heart of New Malden

Asking Price: £1,500,000

Accommodation:
- Semi detached house
- Kitchen/dining/family room
- Reception room
- Gym
- Utility room
- Principal bedroom suite with dressing room & ensuite shower room
- 3 further bedrooms & a family bathroom
- Off street parking
- Landscaped garden with a detached outbuilding

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

Nearest Station: 0.2 miles (New Malden)
Central London: 10 miles (approx.)



Property Description: Located on a popular residential road, this attractive house has been extensively refurbished, remodelled and extended throughout by the current owners to create a wonderful family home. Of particular interest is the fantastic entertaining space that flows seamlessly between the ground floor rooms and to the garden, the high ceilings throughout and the fine attention to detail.

The impressive, open plan kitchen/dining/family room has been extended to stretch the full width of the house (33') benefitting from a substantial waterfall island, with bar stools, skylights and a feature gas fireplace. The striking, bespoke kitchen is fitted with Gaggenau appliances, a Quooker 4-function tap and plenty of modern cabinetry. To one side of the kitchen full height, discreet pocket doors lead to the formal reception room with a pretty bay window, a wood burner and an eye catching fireplace surround. Through slim floor to ceiling sliding doors in the kitchen, the landscaped garden has been thoughtfully designed, blending contrasting textures to outline different areas of the garden; the terrace, perfect for entertaining and al fresco dining, a quiet lounge area and a lawn with mature Olive trees. An additional highlight to the garden is the superb detached outbuilding with bifold doors, offering versatile use as a home office or garden studio. A gym, fitted utility room and guest WC complete the ground floor.

The principal bedroom suite overlooks the rear garden from a Juliet balcony on the recently converted top floor. From the bedroom is both a fitted dressing room and an en suite shower room. There are three further bedrooms on the first floor, and a spacious family bathroom with a separate shower.

Engineered wood floors, with underfloor heating on the ground floor, run continuously from the front of the house to the rear creating a sleek contemporary look throughout. All the double bedrooms also benefit from air conditioning.

To the front of the house is off street parking, wiring ready for an electric car charging point to be added and a heavy duty motorbike anchor.

Location: Hoppingwood Avenue is a quiet road conveniently located just moments from New Malden high street and station, with fast and frequent train links to Waterloo or towards Surrey. The house is ideally situated for excellent state and independent schools, whilst well thought of golf courses and sports facilities are also nearby.

























APPROXIMATE GROSS INTERNAL FLOOR AREA : 1996 SQ FT - 185.40 SQ M
(EXCLUDING GARDEN STUDIO / STORAGE)
GARDEN STUDIO / STORAGE AREA : 378 SQ FT - 35.1 SQ M
TOTAL AREA : 2374 SQ FT - 220.50 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.







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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.