

## CAMBRIDGE AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 2722 SQ FT- 252.90 SQ M



Fuller Gilbert  
A Company Established 2001

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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.  
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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.

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Est. 2001

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Guide Price £1,900,000 Freehold



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Sale

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## THE LOCATION

Cambridge Avenue is a quiet tree-lined road within a few minutes' walk of New Malden mainline station with its fast access to Clapham Junction and Waterloo. Kingston and Wimbledon town centres are a short drive away providing first-class shopping and a wide selection of restaurants catering to all tastes. Richmond Park and Wimbledon Common are also close to hand. There is a great selection of local schools to choose from and we understand that Cambridge Avenue falls into the Coombe Hill catchment area.



## THE PROPERTY

On the ground floor, this stunning house comprises: a generous and welcoming entrance hall; a lovely living room with bay window; a truly fabulous and bespoke 'Neptune' kitchen/dining/family room which occupies the entire width of the house and has two sets of bi-folding doors to the patio and the garden; a study/gym; a utility room and a cloakroom.

On the first floor is the magnificent master bedroom suite complete with dressing room and en-suite shower room. 2 further bedrooms and a family bath and shower room complete this floor. On the second floor are 2 further bedrooms and another shower room. One of the bedrooms here has eaves storage.

To the rear of the house is a decked patio and a delightful garden, which has been mainly laid to lawn with mature shrub and flower borders. To the front of the house is off-street parking for several cars.

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		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		