

LINKS VIEW TRAPS LANE APPROXIMATE GROSS INTERNAL FLOOR AREA : **3111 SQ FT - 289 SQ M** (Including Garage & Excluding Eaves Storage)



Fuller Gilbert
 & 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. 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.

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.

Traps Lane, New Malden, KT3 4RY

Guide Price £1,950,000 Freehold



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for
 Sale

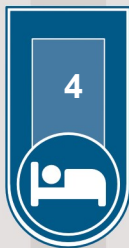
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• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

Traps Lane is located near to the prestigious Coombe Estate and is one of the most popular roads in the local area. New Malden national rail station is just 0.6 miles away providing access to Wimbledon (District Line), Clapham Junction and London Waterloo in less than 25 minutes. The outstanding and famous Richmond Park is a short distance away. New Malden High Street, Kingston town centre and Wimbledon Village are nearby with a wide selection of local businesses, shops, pubs and restaurants to enjoy. Finally you have 13 excellent schools within a mile of this property making it perfect for a family.



THE PROPERTY

An impressive 4 bedroom detached house arranged over just 2 floors, with generous front and rear gardens, off-street parking for several cars and an integral garage.

Set well back from the road, this property is highly recommended for an early viewing. On the ground floor the house comprises a spacious hallway, a downstairs cloakroom and front reception room/snug. The dining room to the centre of house leads onto a further reception room and fully fitted country style kitchen with two larders. There is a welcoming living room with an open fireplace and an additional smaller reception room which could be used as a study. From here there is access into the integral garage. On the first floor are four very generous bedrooms with the principal bedroom benefiting from fitted wardrobes and a larger than average en-suite bathroom, complete with bath and separate shower. There is a also a family bathroom, a further shower room and a utility cupboard on this floor. There is plenty of storage throughout the house including a large loft space and a wonderful first floor terrace that overlooks the garden and spans the width of this charming home.

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		
England & Wales	EU Directive 2002/91/EC	78

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.