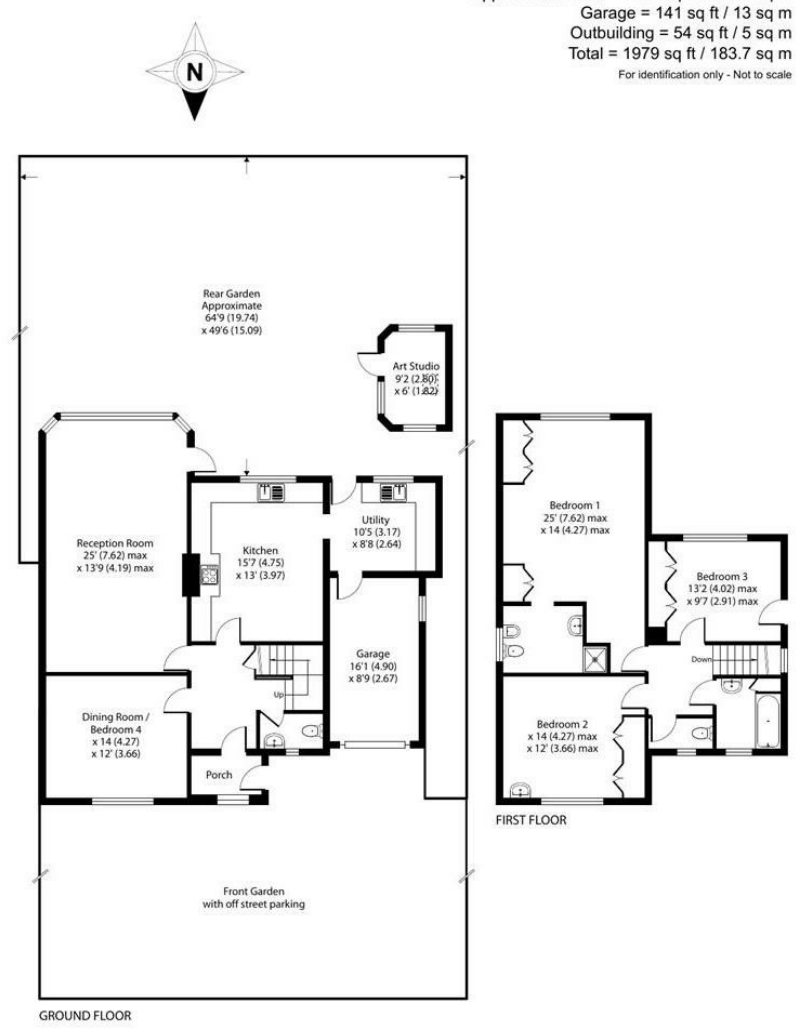
Burghley Avenue

New Malden KT3 4SW

Approximate Area = 1784 sq ft / 165.7 sq m
Garage = 141 sq ft / 13 sq m
Outbuilding = 54 sq ft / 5 sq m
Total = 1979 sq ft / 183.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Gibson Lane. REF: 1285073

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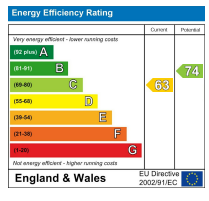

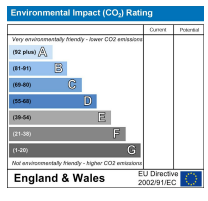

Important Information

All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

The Property Ombudsman
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Guide Price £1,750,000

- Impressive Detached Residence
- Prestigious Coombe Estate Location
- Generous Accommodation Approaching 2000sqft
- Huge Scope to Expand (STNC)
- Ample Off Street Parking
- Incredible Master Bedroom with En-Suite
- Beautiful South Facing Private Rear Garden
- Garage
- Private Road
- EPC Rating - D

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

A rare opportunity to acquire this impressive detached residence situated within this highly desirable road, within the prestigious Coombe Estate. This charming house presents an exceptional opportunity for families and individuals alike. Boasting spacious accommodation arranged over two floors approaching 2000sqft.

The property provides an impressive ground floor footprint to include a front porch, generous entrance hallway, downstairs WC, dining room/bedroom, kitchen, separate utility room and an excellent double reception room to the rear overlooking the garden spanning an impressive 24.10ft deep.

The first floor provides an impressive master bedroom with en-suite bathroom and built in cupboards with lovely views over the grounds. There are two further spacious double bedrooms, a family bathroom and a separate toilet providing ample room for comfortable living and potential for personalisation to suit your lifestyle.

Additionally there is an integral garage, side access, ample off street parking, lovely front garden and an impressive private south facing rear garden measuring approximately 65ft by 50ft complete with art studio.

There is tremendous scope for expansion (subject to necessary consents) and modernisation which would create an extremely impressive family home tailored to your requirements.

In summary this detached house is located in a prime location within a private road ensuring a peaceful and secure environment, with generous parking, fantastic rear garden and huge scope for expansion and enhancement, which is a rare find in the market. Internal viewings are highly recommended, call us now to arrange an appointment!

Situation

The property is ideally located in the sought after private Coombe Estate and is within close proximity of Kingston, New Malden and Wimbledon Village with their extensive range of shops, boutiques and restaurants. There is easy access into London Waterloo via train and the A3, which serves both London, the M25 and both Gatwick and Heathrow airports are easily accessible by car. The standard of schooling within the area is excellent within both the private and state sectors such as Holy Cross School, Rokeby School, Marymount International, Kings, Wimbledon High, Coombe Hill Infants and Juniors, Coombe Girls and many more. The area also has an abundance of leisure facilities to include golf courses, tennis clubs and riding schools.