

**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.

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G
H	H
I	I
J	J
K	K
L	L
M	M
N	N
O	O
P	P
Q	Q
R	R
S	S
T	T
U	U
V	V
W	W
X	X
Y	Y
Z	Z

Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards (RICS Residential) © ndkcom 2023.



Approximate Area = 851 sq ft / 79 sq m  
 Total = 923 sq ft / 85.6 sq m  
 Outbuilding = 72 sq ft / 6.6 sq m  
 For identification only - Not to scale

34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 5ED  
 www.gibsonlane.co.uk  
 Tel: 020 8546 5444





Elm Road  
 New Malden KT3 3HT



### Guide Price £650,000

- Attractive semi-detached family Home
- Close to excellent schools
- Sought after location
- Off street parking
- Tremendous potential for improvements (STNC)
- Opposite recreation green and backing allotments
- Chain Free
- Council Tax band E
- Westerly aspect garden with outbuildings

\* Tenure: Freehold

\* Local Authority: Kingston upon Thames

### Description

An attractive brick fronted 3 bedroom semi-detached family home built circa 1950, occupying an enviable position surrounded by greenery in this sought after location between The Groves and Coombeside. The property has been maintained to a good standard over the years with improvements to include full double glazing, refitted boiler, off street parking for 2 cars to the front (accessed via a shared driveway) and a porch extension.. Uniquely, this fine home benefits from pleasant views at the front and rear, with the open spaces of Barton Recreational Green opposite and allotments directly behind. The spacious accommodation approaching 1000 square foot (to include the outbuildings) offers; enclosed porch, entrance hall with scope to create a cloakroom, kitchen with fitted appliances and an impressive 21'8 double reception room with sliding patio doors to a delightful westerly aspect garden backing directly onto allotments. On the first floor there is 3 bedrooms (2 doubles) and a family bathroom. There is tremendous potential to extend at the rear and convert the loft (subject to the necessary consents) which would create a terrific family home of approximately 1500 square foot in one of New Malden's most sought after locations. Freehold family homes of this size are rarely available in this location at this price point and therefore we would thoroughly recommend a viewing - OPEN DAY SATURDAY 30TH SEPTEMBER 2023.

N.B The seller is related to a director of Gibson Lane Estate Agents - Gibson Lane have no financial interest in the property other than our professional fees in the event of a sale.

### Situation

The property occupies an enviable position opposite Barton Recreation Green and situated between the sought after Groves and Coombeside areas of New Malden. Kingston, New Malden and Wimbledon Village with their extensive range of shops, boutiques, restaurants and bars are within easy access. New Malden and Norbiton Stations giving direct access into Waterloo are within a miles distance and the A3, which serves both London & M25, is easily accessible by car. The standard of schooling within Kingston & Coombe is excellent within both the private and state sectors; these include, Coombe Hill, Christ Church, Corpus Christi, Tiffin Boys and Girls, Coombe Boys and Girls, Holy Cross, Richard Challoner, Kingston Grammar, Rokeby and Marymount schools.

