

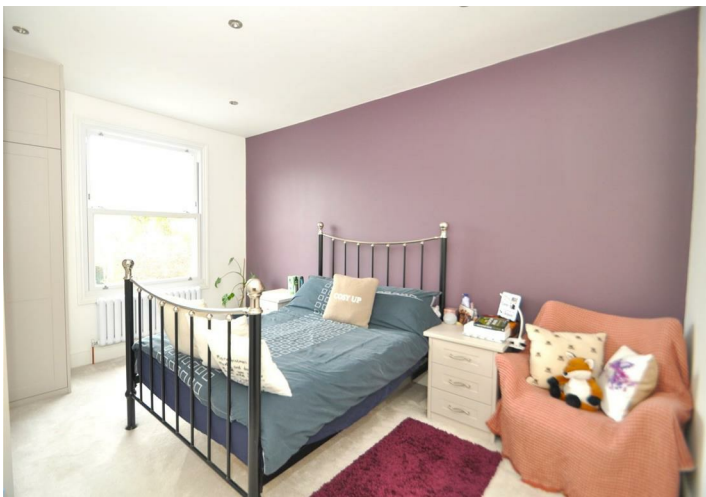
**Dukes Avenue, KT3 4HR**

**Price Guide £1,250,000**









## Dukes Avenue, KT3 4HR

Elegant and spacious five bedroom fully extended semi detached family house, conveniently located to New Malden High Street. Early Viewing Recommended! The thought and care that the sellers have put into creating this fabulous property with its abundant living spaces and well-proportioned bedrooms make this impressive and rarely available property an enviable family home.

- Beverley Park residential area
- Family bathroom, shower room plus large ground floor cloakroom
- Impressive well designed kitchen plus utility room
- Ample driveway parking
- Excellent schools nearby
- High street and station in close proximity
- Five well proportioned bedrooms
- 1531 Sq ft (142 sq m)

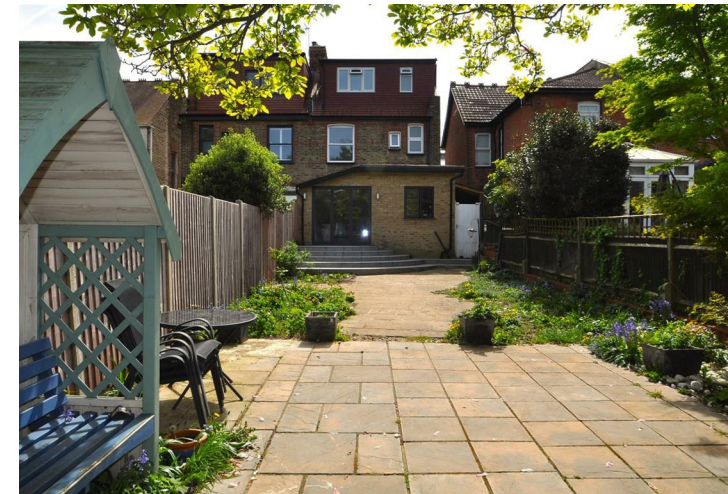


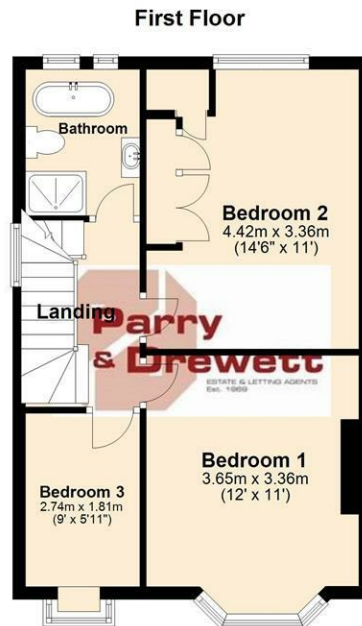
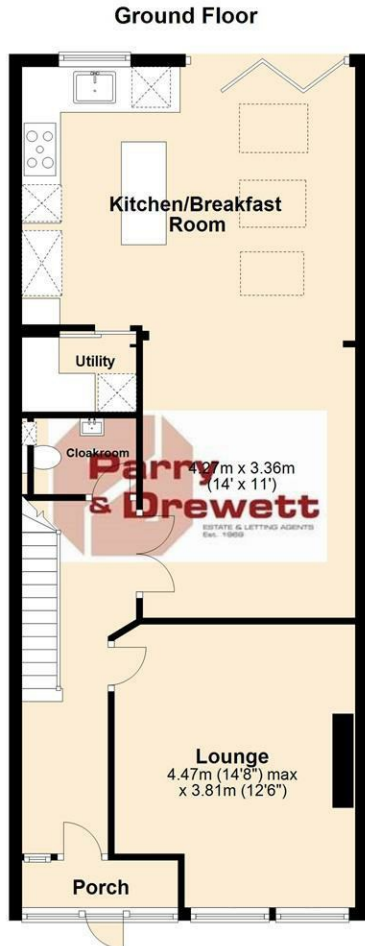
The property is conveniently located a few minutes walk of New Malden High Street, which offers an excellent range of independent and recognisable brand shops, bars, and restaurants, while also having access to the plentiful open green spaces of Beverley Park 150 metres away. The area is well regarded for its sporting and recreational facilities as well as for its choice of 'outstanding' schools in both the state and private sectors, including Coombe Girls' School and Burlington Infant & Nursery School.

Transport links are close at hand, the nearby A3 provides access to major motorways and into central London. Local bus routes are towards Wimbledon, Kingston, and Sutton with nearby New Malden rail station that has regular services into London Waterloo and greater London.

EPC Rating: D

Council Tax Band: F (Royal Borough of Kingston upon Thames)





Whilst every effort is taken to ensure the accuracy of these details the floor plan should only be viewed as indicative and any sizes are not exact  
Plan produced using PlanUp.

