



BRAMSHAW RISE, NEW MALDEN, KT3
£730,000 FREEHOLD

**A LOVELY, SPACIOUS FAMILY HOME LOCATED
WITHIN REACH OF SEVERAL TRAIN STATIONS INTO
LONDON AND WELL-REGARDED SCHOOLS**

Winkworth

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winkworth.co.uk

See things differently



AT A GLANCE

- 3 Double Bedrooms
- Study/4th Bedroom
- 2 Large Reception Rooms
- Good Sized Kitchen
- Utility Room
- Family Bathroom
- Additional Separate WC
- Off Street Parking for Several Cars On Drive
- Carport
- Garden approx. 58ft
- Council Tax Band E
- EPC Rating D

DESCRIPTION

A well-presented, 3/4 bedroom family home benefitting from large room sizes, a pretty rear garden and a setting within the sought after area of Old Malden. Residents have the choice of several train stations providing services into central London, plus well-regarded schools including Malden Parochial and Richard Challoner.

The accommodation comprises a spacious reception hall with turning staircase, living room with patio doors opening onto the garden, dining room with bay window overlooking the front aspect, kitchen with plenty of work surface and cupboard space, a useful utility room with a door to the garden and a downstairs study/4th bedroom. Upstairs there are three good sized double bedrooms, a family bathroom with WC and an additional separate WC.

Outside, the front garden is laid to lawn with a block paved driveway leading to a carport and side access. The attractive rear garden extends to approx. 58ft and is mainly laid to lawn with an area of patio directly off the back of the house. The surrounding high fencing and mature trees and shrubs offer privacy and an outside space ideal for dining and relaxing.

Locally, commuters have the choice of train stations at Worcester Park, Motspur Park and New Malden, all providing fast and frequent services into London Waterloo. A selection of local shops, restaurants and a bakery can be found just under a mile away at Plough Green, whilst Worcester Park and New Malden town centres offer more extensive shopping facilities and amenities including high street brands, supermarkets, parks and a leisure centre at New Malden with a swimming pool.



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ACCOMMODATION

Reception Hall

Living Room - 15'7" x 11'9" max (4.75m x 3.58m max)

Dining Room - 14'8" x 12'6" max (4.47m x 3.8m max)

Kitchen - 19' x 8'9" max (5.8m x 2.67m max)

Utility Room - 8'11" x 6'10" max (2.72m x 2.08m max)

Study/4th Bedroom - 8'6" x 6'10" max (2.6m x 2.08m max)

Bedroom - 15'2" x 11'9" max (4.62m x 3.58m max)

Bedroom - 15' x 10'8" max (4.57m x 3.25m max)

Bedroom - 8'7" x 8'4" max (2.62m x 2.54m max)

Family Bathroom - 9'9" x 6' max (2.97m x 1.83m max)

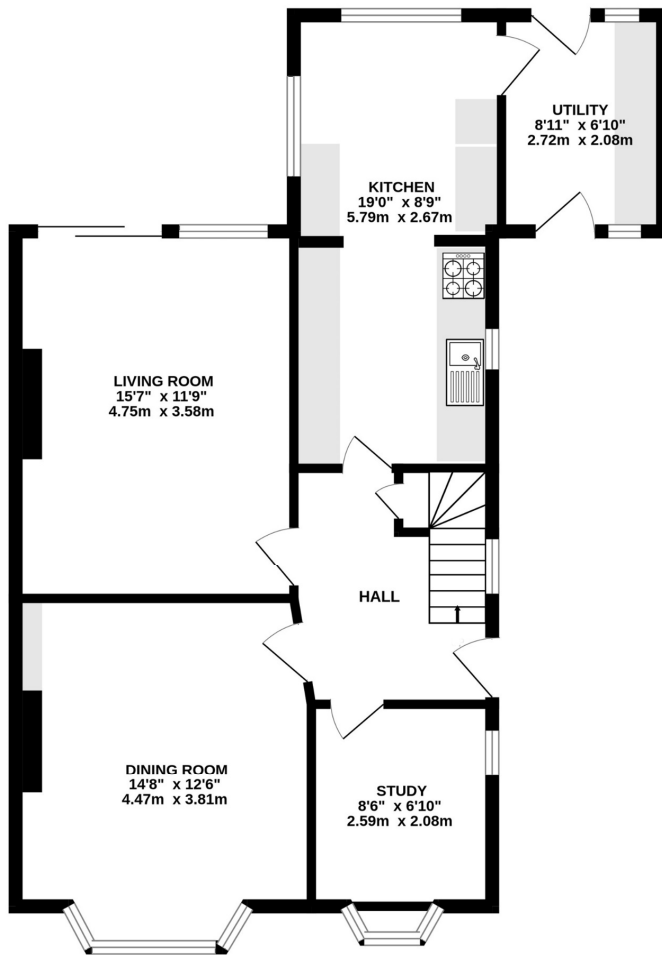
Additional Separate WC

Off Street Parking on Drive

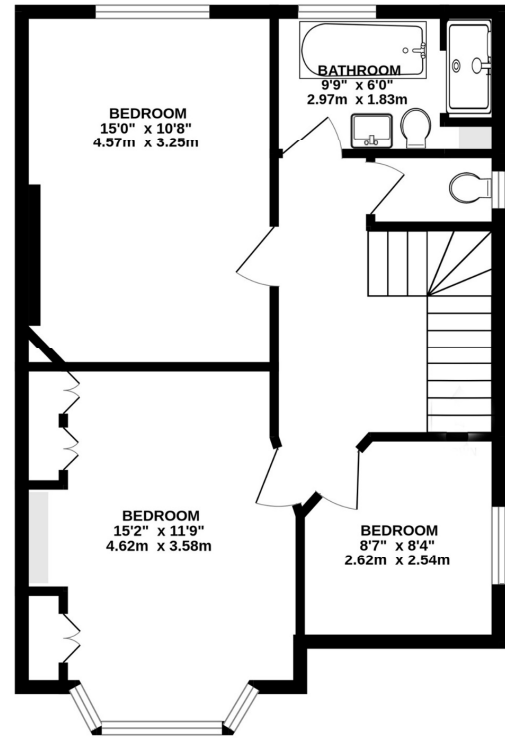
Carport

Garden - Approx. 58ft

Bramshaw Rise, New Malden KT3 5JU
 INTERNAL FLOOR AREA (APPROX.) 1305 sq ft/ 121.2 sq m
 Garden extends to 58' (17.67m) approx.



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2023.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

