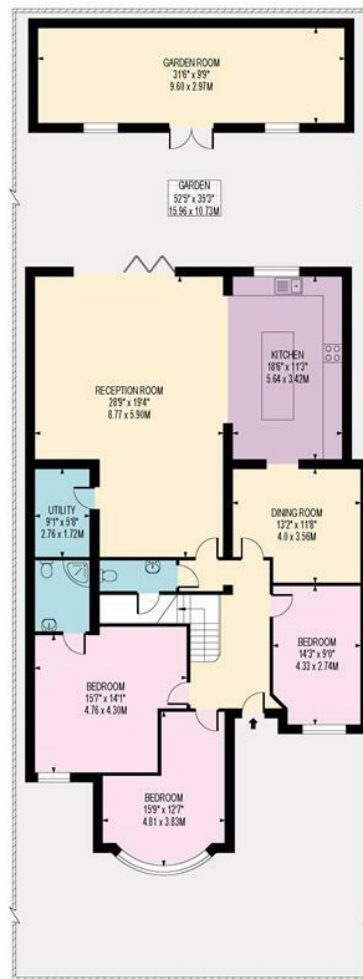
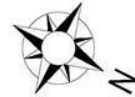
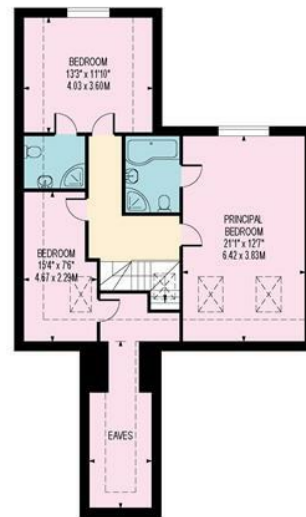


DARLEY DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 2421 SQ FT- 224.90 SQ M
(EXCLUDING GARDEN ROOM / EAVES STORAGE)
GARDEN ROOM AREA : 307 SQ FT- 28.50 SQ M
EAVES STORAGE AREA : 142 SQ FT- 13.20 SQ M
TOTAL AREA : 2870 SQ FT- 266.60 SQ M



GROUND FLOOR



FIRST FLOOR

Fuller Gilbert
& Company Established 2001

FOR ILLUSTRATION PURPOSES ONLY

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.

Darley Drive, Coombeside, KT3 3AS

£1,140,000 Freehold



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for
Sale

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& Company Est. 2001

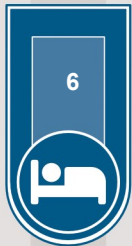
• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

Darley Drive is located around 0.7 miles from New Malden railway station, which provides a regular link to London Waterloo (25 minutes approx.)

The house is conveniently located for local schools with a number of fee/non fee paying schools within one mile (including the highly desirable Coombe Hill Infants, 0.6 miles) and Coombe Girls' School. The centres of New Malden, Kingston, Richmond and Wimbledon are all easily reached with good bus and rail links. Kingston offers a range of shopping, restaurants, a theatre and cinema complex, which can be easily reached via the 57 bus route on Coombe Lane West and is around two miles away. Wimbledon Common is 1.3 miles away offering 1,200 acres of green open space.



THE PROPERTY

This six bedroom redesigned chalet bungalow offers over 2,800 sq ft of excellent lateral living space across two floors and a separate brick built garden studio/gym. The property opens into a central hallway with a guest cloakroom and four double bedrooms to the front, one with a contemporary en-suite bathroom. To the rear is a spectacular open plan kitchen/living space fitted with underfloor heating and bi folding glass doors to the rear opening to a private westerly facing rear garden and a brick built garden room/gym. A wonderful contemporary kitchen offers an extensive range of base units and cupboards with stone work surfaces, fully integrated appliances and a large central island/breakfast bar. A useful utility space is located close to the kitchen off the living space.

Upstairs is a generous principal suite with an en-suite bathroom with both a bathtub and a separate glass shower. Alongside is a guest suite with a stylish en-suite shower room and an additional bedroom with a deep store room to the front.

There is off street parking in the driveway.

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.

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		

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		