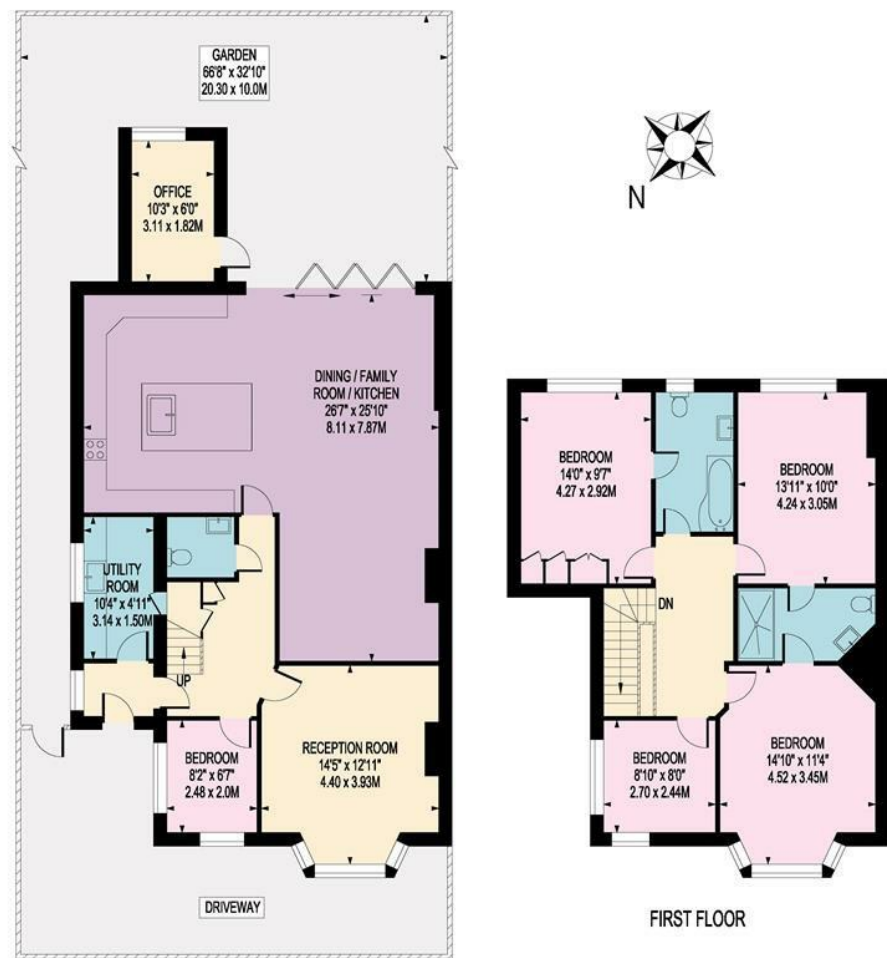


HOLLINGTON CRESCENT
APPROXIMATE GROSS INTERNAL FLOOR AREA :
TOTAL = 1820 SQ FT / 169.1 SQ M



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.

Hollington Crescent, Motspur Park, New Malden, KT3 6RP

Guide Price £1,295,000 Freehold



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for Sale

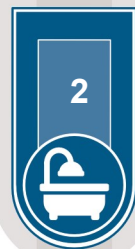
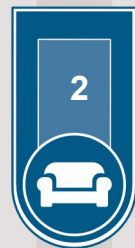
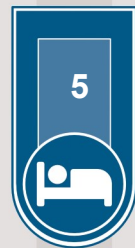
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• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

Hollington Crescent is a very attractive and sought-after road in the Motspur Park area of New Malden. Ideally located for the train service at Motspur Park and within 1/4 mile of the A3 with fast access into central London and both Gatwick and Heathrow airports. There are several schools within walking distance of the house.



THE PROPERTY

A generously proportioned 5 bedroom link-detached family home that is beautifully presented throughout and thoughtfully extended to create a wonderful family home that flows extremely well and takes full advantage of the beautiful southerly-facing landscaped garden.

The house is approached via the ample off-street parking and on the ground floor comprises: entrance hall; living room; fully extended quality kitchen/dining/family room with bi-fold doors to the garden; bedroom 5; utility room and cloakroom. There is underfloor heating to the whole of the ground floor. Outside the kitchen, but attached to the house is the office. On the first floor is the principal bedroom suite with en-suite shower room. There are 3 further bedrooms on this floor and a family bathroom.

To the rear of the house is a very generous and attractive southerly facing garden with mature planted borders and a garden shed. To the front of the house is parking for 2-3 cars and there is an EV charging point.

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	76	83
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		

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.