



# 56 Traps Lane

New Malden, Surrey, KT3 4SE



## ACCOMMODATION

- Entrance hall
- Dining room
- Study
- Open plan Kitchen/Reception room
- Utility room
- 4/6 Bedrooms
- 6 Bath/Shower rooms (4 en-suites)
- Off-street parking for multiple cars
- Large garden

PRICE ON APPLICATION



Central London 10.6 miles (17.1 km)

Heathrow 10.5 miles (16.9 km)

Central London 23.8 miles (38.3 km)

Substantial six bedroom family home, with wonderful mature gardens. Situated off Traps Lane within easy reach of Central London.

This highly attractive well-proportioned detached family home is filled with natural light and set behind electric gates, with parking for several cars to the front of the property. The property is presented in good order throughout, with hard wooden floors, the modern fitted kitchen leads into a bright reception/family room with bi fold doors to the garden. Off this large reception area is the generous sized well-lit dining room, there is a separate sitting room with an en-suite bathroom should this need to be converted to an occasional annexe bedroom off the dining room. To the first floor are three well-sized

bedrooms with two being en-suites, off the landing consists of an extra bathroom and a study area which can also be converted into a bedroom. The second floor consists of a large en-suite bedroom with plenty of eaves storage available.

This large family house benefits from the excellent schools in the vicinity including Coombe Hill Junior school, Coombe Girls' school and Rokeby school. Within a short 5-minute walk downhill of this family home is the renowned Malden Golf club. The house is well placed for shopping in Kingston and New

Malden, where it is also conveniently situated for the prestigious Richmond Park and Wimbledon Common. Transport links include a 24-hour bus stop nearby, the A3 with routes into London or out of the area and fast rail links into central London from the nearby New Malden train station. E/R: B



# Traps Lane

Approximate Gross Internal Area  
 Ground Floor = 162.9 sq m / 1646 sq ft  
 First Floor = 91.3 sq m / 963 sq ft  
 Second Floor (Excluding Eaves Storage)  
 36.8 sq m / 385 sq ft  
 Total = 290.0 sq m / 3014 sq ft



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 1" and are to the points indicated by the arrow heads.



**PRICE ON APPLICATION**

**Viewings by appointment through Robert Holmes & Co on 020 8947 1100**

N.B. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. All statements contained herein are made without responsibility and do not constitute part of an offer or contract. Measurements are approximate and should not be relied upon for carpets or furnishings. We have not carried out a survey, nor tested the services, appliances or specific fittings.