



  
HENLEY HOMES

1 Savile Close | New Malden  
Greater London | KT3 5QG |



Situated on a private cul-de-sac road and close to New Malden town centre, this 5 family bedroom family home also benefits from a self contained annex. The ground floor has a large open plan kitchen breakfast room with three spacious light and bright reception rooms. The first floor has 5 bedrooms with bedroom two with an en-suite and a vast family bathroom with a large jacuzzi bath. The self contained annex has an open plan small kitchen/bedroom and en-suite shower room. Outside the rear garden is over 100ft with mature planting and to the front off-street parking for three cars. This large family property is within walking distance to three stations and close to all amenities.

**Kitchen / Breakfast Room** 16' 5" x 15' 1" (5.00m x 4.59m)

Double aspect, marble floor, high and low level storage, central island with storage and gas hob, marble worksurfaces, space for dishwasher, space for american style fridge/freezer, electric double oven, underfloor heating, space for washing machine, ceiling mounted extractor fan, patio doors leading into garden room.

**Garden Room** 19' 5" x 11' 10" (5.91m x 3.60m)

Triple aspect, under floor heating, marble floor, doors leading out onto patio area.





**Sitting Room 14' 1" x 13' 7" (4.29m x 4.14m)**  
Front aspect, large bay window, marble floor, gas feature fireplace.

**Dining Room 14' 6" x 12' 5" (4.42m x 3.78m)**  
Rear aspect, marble floor, patio doors leading into garden room, gas feature fireplace.



**Bedroom 1** 13' 7" x 12' 2" (4.14m x 3.71m)  
Front aspect, large bay window, fitted wardrobes.

**Bedroom 2** 12' 2" x 10' 3" (3.71m x 3.12m)  
Rear aspect, storage.

**En-suite**  
Rear aspect, corner shower unit, low level WC, wash hand basin.

**Bedroom 3** 13' 4" x 7' 6" (4.06m x 2.28m)  
Front aspect, fitted storage

**Bedroom 4** 8' 9" x 8' 9" (2.66m x 2.66m)  
Front aspect.

**Bedroom 5** 8' 7" x 7' 7" (2.61m x 2.31m)  
Side aspect.





### **Family Bathroom**

Rear aspect, low level WC, tiled floor, part tiled walls, bidet, jacuzzi bath, 2 x wash hand basins on vanity unit, large walk-in shower cubicle, heated towel rail.

### **Study / Annex Room 10' 8" x 7' 7" (3.25m x 2.31m)**

Self contained - side aspect, bedroom with sink, space for washing machine.

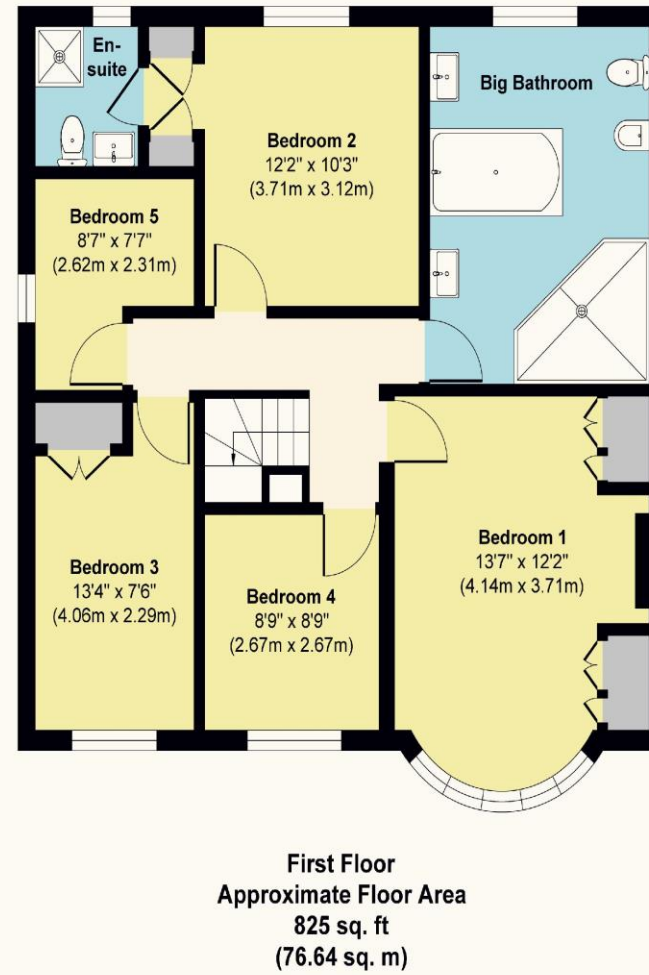
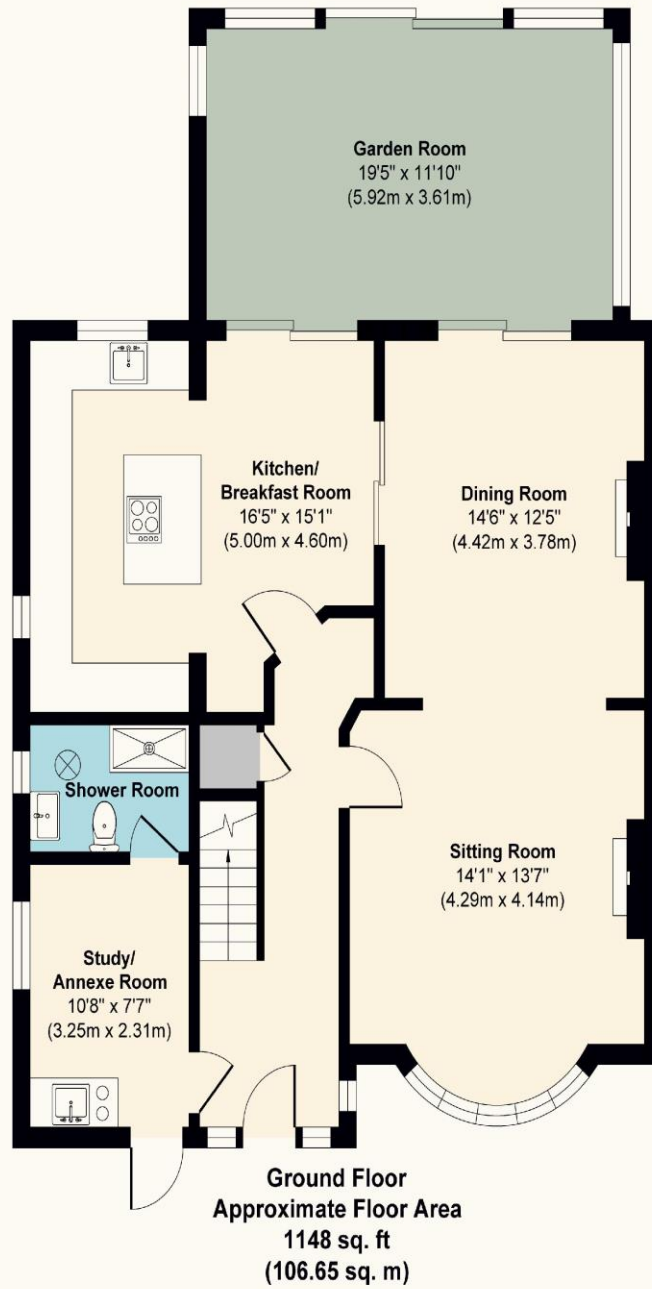
### **En - suite**

Side aspect, low level WC, wall mounted wash hand basin, corner shower unit with hand held attachment.



**Rear Garden 105' 0" x 35' 0" (31.98m x 10.66m)**  
Low maintenance garden with large patio area and mature plants






**Approx. Gross Internal Floor Area 1973 sq. ft / 183.29 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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0203 873 2700

info@henleyhomes.agency | www.henleyhomes.agency