



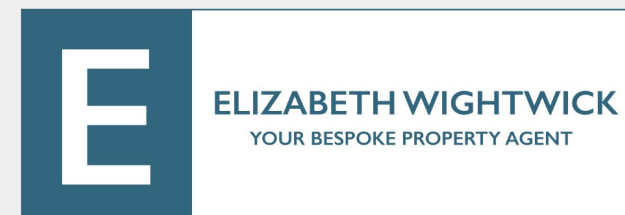
7 SELBORNE ROAD NEW MALDEN, KT3 3AN

£2,200,000
FREEHOLD

Nestled on the charming Selborne Road in New Malden, this impressive detached house offers a perfect blend of classic elegance and modern comfort. Built in 1914, the property boasts a generous living space of 2,293 square feet, making it an ideal family home.

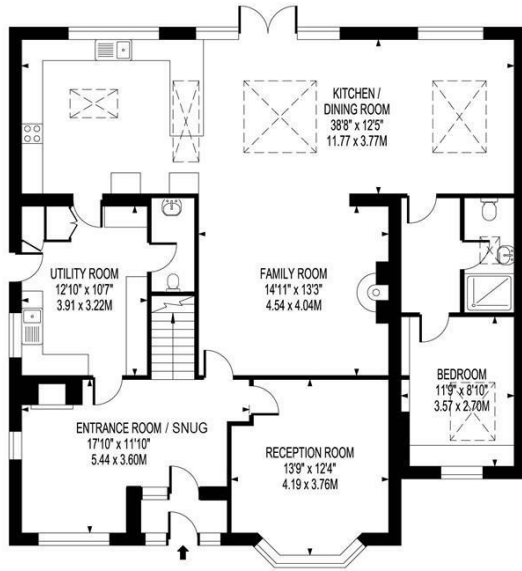
Upon entering, you are greeted by three spacious reception rooms, each providing a warm and inviting atmosphere for both relaxation and entertaining. The layout is thoughtfully designed to accommodate family gatherings and social events, ensuring that every corner of the home is utilised to its fullest potential.

The property features six well-proportioned bedrooms, providing ample space for family members or guests. With three bathrooms, morning routines will be a breeze, allowing for convenience and privacy.

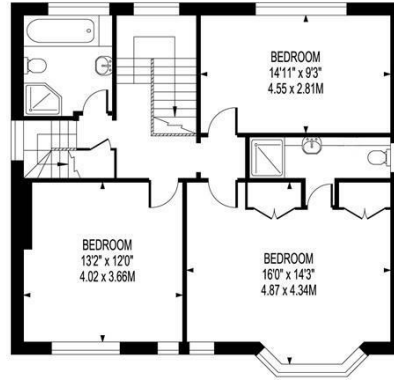


SELBORNE ROAD

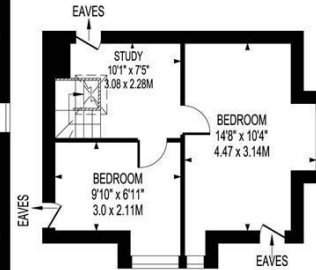
APPROXIMATE GROSS INTERNAL FLOOR AREA : 2493 SQ FT - 231.60 SQ M



GROUND FLOOR



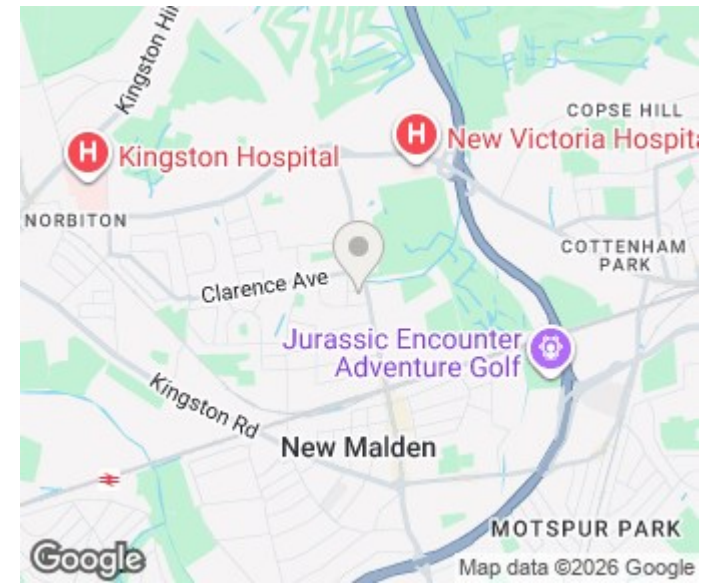
FIRST FLOOR



SECOND FLOOR

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.



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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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