



CROMFORD ROAD KT3

Asking Price £1,485,000 Freehold

4  **2**  **2** 

This fantastic 4 bedroom detached family house is located within the popular Coombeside area has a very large rear garden, off street parking for several vehicles and integral garage. with further potential for extension stpp

- 4 bedrooms
- 2 bathrooms (1 en suite)
- Reception room
- Dining room
- Kitchen/breakfast room
- Family room
- Cloakroom
- Separate WC
- Garden
- Integral garage

020 8629 0021

kingston@century21uk.com

59 Surbiton Road, Kingston upon Thames, KT1 2HG

Century 21
KINGSTON

DIMENSIONS AND INFORMATION

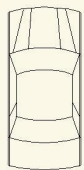
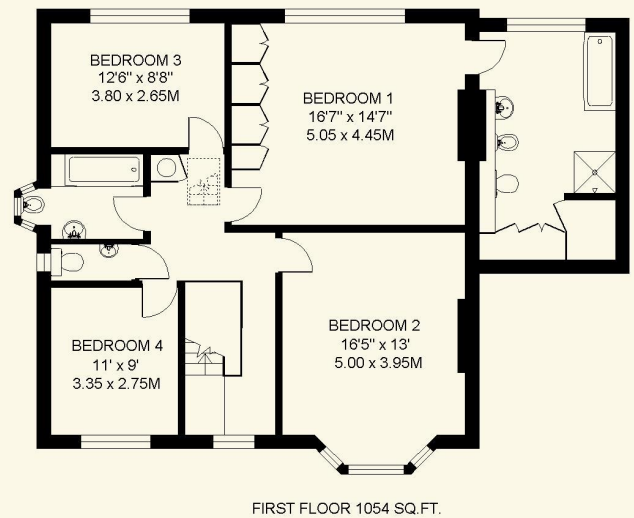
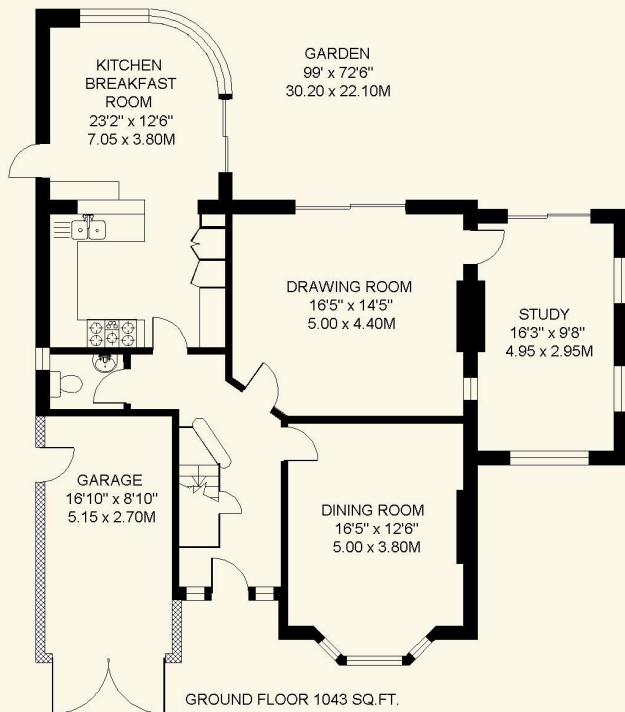
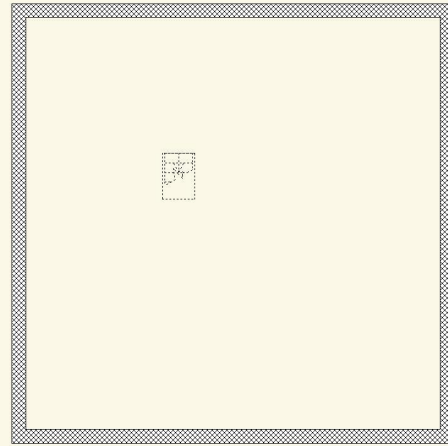




Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.		

10, CROMFORD WAY
NEW MALDEN

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
■ = 2097 SQ.FT. / 194.8 SQ.M.
APPROXIMATE ADDITIONAL AREAS
▨ = 1013 SQ.FT. / 94.2 SQ.M.
TOTAL AREAS SHOWN ON PLAN
3110 SQ.FT. / 289.0 SQ.M.



DRIVEWAY / GARDEN
30'10" x 36'2"
9.40 x 11.00M

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ALL MEASUREMENTS ARE MAXIMUM AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

