

Kennedys'

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18, Phyllis Avenue
New Malden
KT36JY

A stylish four-bed, two bathroom end-of-terrace home in the heart of Motspur Park. Bright lounge, sleek kitchen/diner, and private garden with a dedicated office. Three bedrooms and a family bath sit upstairs, while the top floor hosts a private bedroom suite. Its moments from top schools, Motspur Park station is 9 mins walk and Raynes Park Station is 16mins walk (28 min to Waterloo) east access to the High Street's shops, independent cafés and restaurants. Sought after local schools and the green open spaces of Sir Joseph Hood Memorial Park are all on your doorstep.

Offers Over £795,000



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- Four-bedroom end of terrace family home
- Three bedrooms and family bathroom on the first floor
- Dedicated garden office for home working, gym or studio use
- Family-friendly neighbourhood with parks, excellent schools, and amenities nearby
- Private rear garden with side access
- Bright lounge and modern kitchen/ dining area
- Private top-floor bedroom with bathroom – ideal principal suite or guest space
- Utility Room and downstairs cloakroom
- 16 Mins walk to Raynes Park Station (22 mins to London Waterloo)
- Excellent bus links to Raynes Park and Kingston





PROPERTY DESCRIPTION

A Wonderful Family Home in the Heart of Motspur Park, New Malden – KT3 6JY

This beautifully presented four-bedroom, two bathroom end-of-terrace home combines style, comfort, and practicality in one of South West London's most desirable family neighbourhoods. Offering generous proportions, clever built-in storage throughout, and a thoughtful layout across three floors, it's the ideal choice for modern family life.

The ground floor welcomes you with a bright and inviting lounge, perfect for cosy evenings, while the contemporary kitchen flows seamlessly into a dining area that opens directly onto the private rear garden. A practical utility room and a downstairs WC add convenience and functionality, making everyday living effortless. Whether it's family meals, summer barbecues, or entertaining friends, this is a home designed for both relaxed moments and lively occasions.

Upstairs, the first floor offers three well-proportioned bedrooms, each benefiting from built-in storage, and a stylish family bathroom, creating an ideal setup for children or visiting guests. The second floor has been cleverly designed as a private retreat, featuring a spacious principal bedroom with enough room for a Super King size bed, bespoke storage solutions, and a luxurious bathroom with underfloor heating and a rain shower. It's a versatile space that could serve equally well as a guest suite or quiet home office.

At the end of the garden sits a dedicated garden office, offering a peaceful and versatile environment for remote working, creative projects, or fitness. With plenty of natural light, it's a year-round addition that elevates the flexibility of this home.









PROPERTY DESCRIPTION

Life in Motspur Park

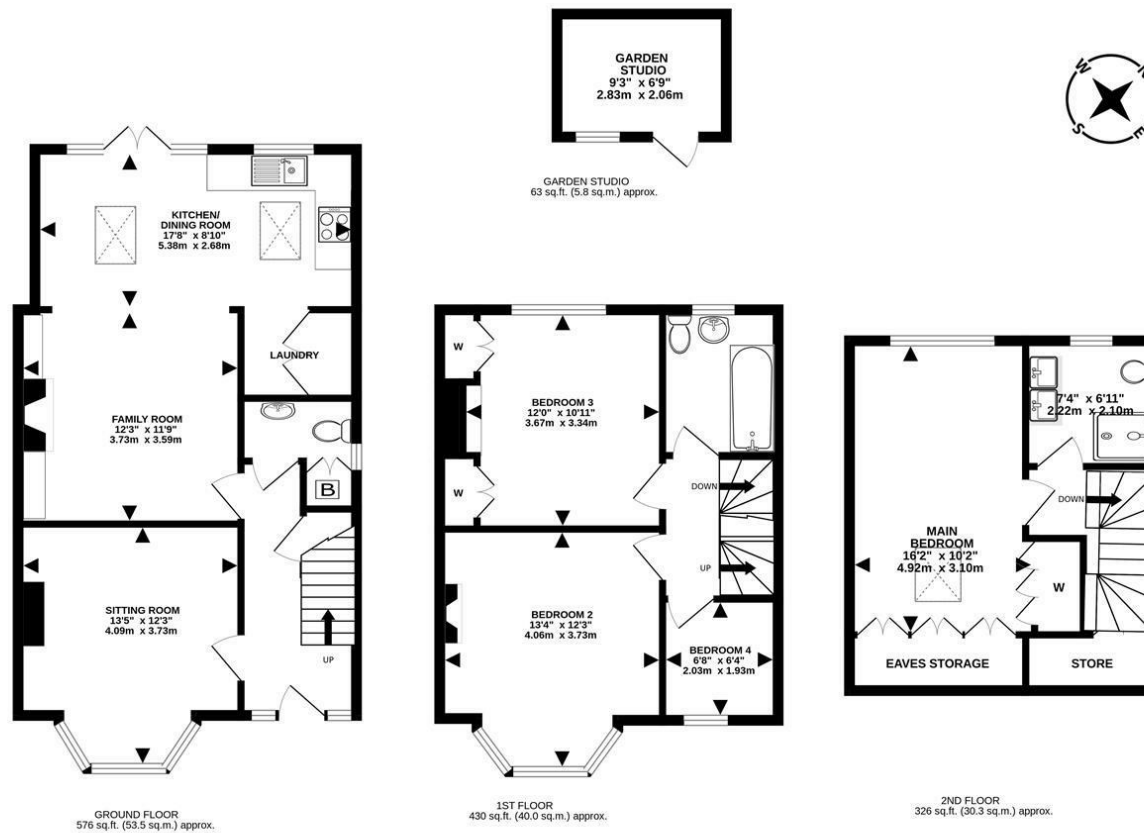
Set in one of South West London's most family-friendly neighbourhoods, this home pairs village atmosphere with city convenience. Motspur Park station is a gentle stroll away, putting London Waterloo within roughly 28 minutes, while nearby Raynes Park offers even swifter services. For those who drive, the A3 opens effortless routes into central London, Kingston, and the Surrey countryside.

Families are well-served by an enviable choice of schools, among them Burlington Infant, Sacred Heart, West Wimbledon, Coombe Boys, Richard Challoner and a host of respected grammar, faith, and independent options.

Day-to-day life is equally appealing. Motspur Park, New Malden, and Raynes Park high streets bring together cafés, restaurants, and independent shops, while the green expanse of Sir Joseph Hood Memorial Park lies moments away. Richmond Park and Wimbledon Common, with their vast open spaces, are a short cycle from your door. Sports and leisure opportunities abound too, from golf and tennis to rugby, cricket, and modern health clubs.

With generous living space, thoughtful built-in storage, and stylish finishes, this home offers the rare blend of suburban calm and quick city connections—an ideal setting for family life.

2



TOTAL FLOOR AREA : 1395 sq.ft. (129.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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18, Phyllis Avenue

If you would like to arrange a viewing, please call Martin Buhagiar on 07795460499 or a member of the Kennedys sales team on 01737 817718

TENURE: Freehold

EPC RATING: D

COUNCIL: Kingston Upon

Thames

TAX BAND: D

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