

**house.**

PARTNERSHIP

Moving estate agency on





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## THE CONIFERS

41 Traps Lane  
New Malden KT3 4SG

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Set on the slopes of Coombe, an outstanding family home, with bright lateral space, enjoying a secluded garden with swimming pool

- Reception hall
- Sitting room, sun room and study
- Family room and dining room
- Kitchen, utility room, store and cloakroom
- Master bedroom with en suite bathroom
- Guest bedroom with en suite shower room
- 4 further bedrooms, family bathroom and shower room
- Detached garage, store, garden sheds and outbuilding
- Gardens and swimming pool
- EPC: D



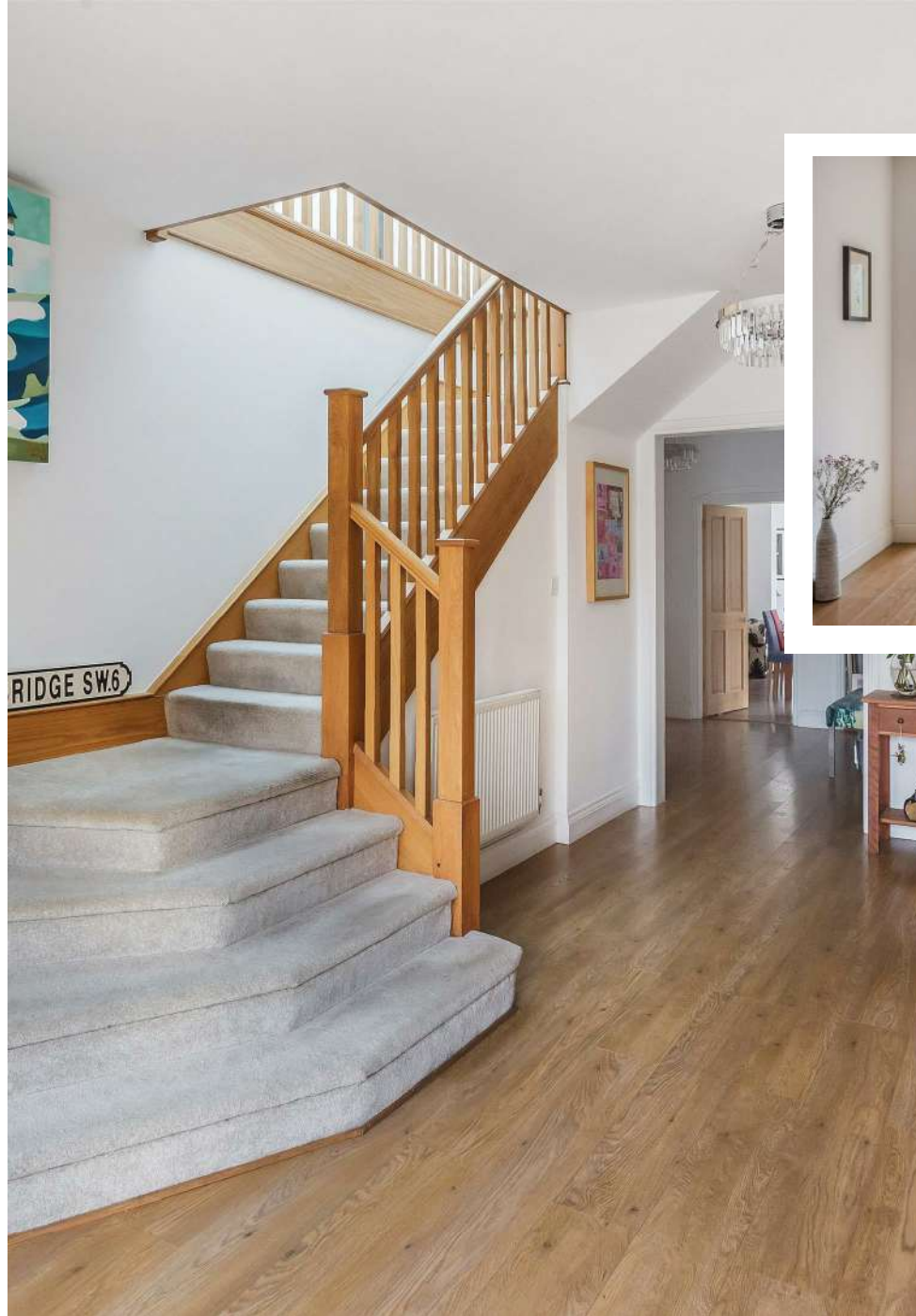


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properties perfectly presented



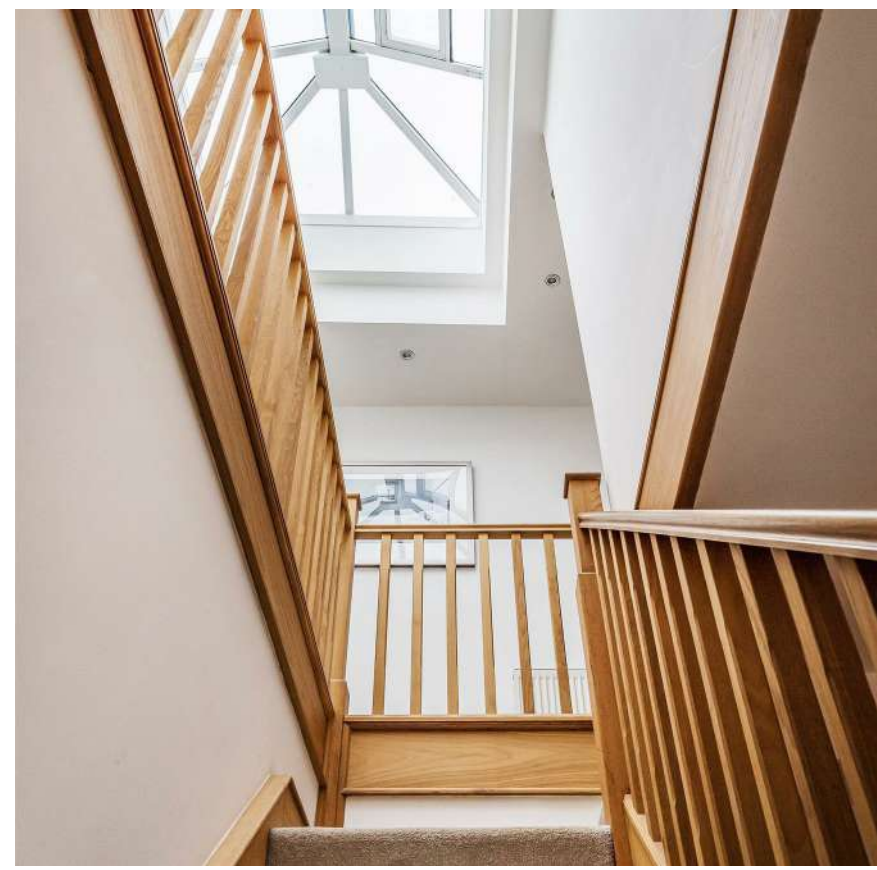
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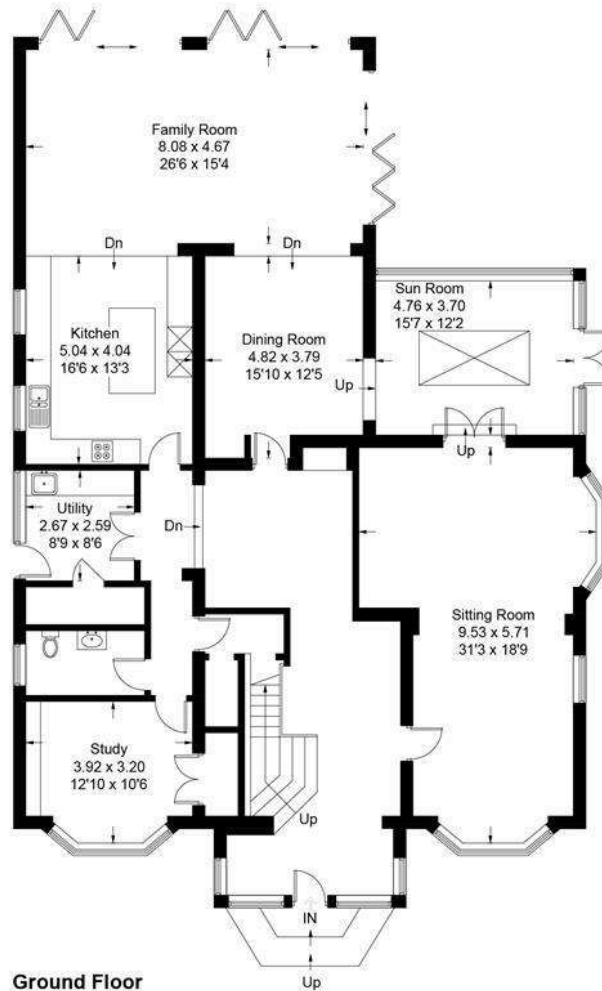
properties perfectly presented





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Approximate Gross Internal Area = 433.4 sq m / 4665 sq ft  
Garage = 36 sq m / 387 sq ft  
Total = 469.4 sq m / 5052 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID723064)

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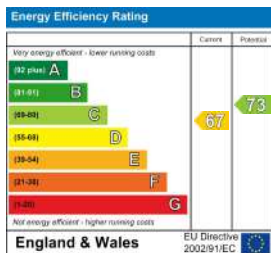
## HOUSE INFORMATION

Approximate total gross internal area: House 4,665 sq ft / 433.4 sq m; Garage 387 sq ft / 36 sq m. Total 5,052 sq ft / 469.4 sq m.

Services: All mains services. Gas-fired central heating.

Local authority: Kingston Council. Tel: 020 8547 5000.

Viewing: Strictly by appointment. Tel: 020 8947 9111.



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