

£1,250,000

Semi-Detached Freehold

Malden Hill Gardens

New Malden, KT3 4HS

FARLEYWOOD

- Semi-detached
- Four bedroom wider than average home
- Driveway parking
- Ground floor cloakroom and utility

- Spacious kitchen-diner with underfloor heating
- Large principal bedroom with ensuite
- Highly coveted 'Beverley Park' residential area
- Excellent schools nearby
- High street, amenities and station in close proximity

Viewing by appointment only
www.farleywood.com

Alluring classical Edwardian features are juxtaposed with contemporary finishes throughout this impressive family home: high ceilings, a wide hallway and ornate bay windows are complimented by wall-to-wall bifolding doors and underfloor heating. Benefitting from a modern cedar-wood garden office, fully insulated and adaptable for use as a home office or gym. Enviably positioned on Malden Hill Gardens, a quiet tree-lined residential location, this spacious house is a minute from the open spaces of Beverley Park and close to Oftsed Outstanding Burlington Infant school.



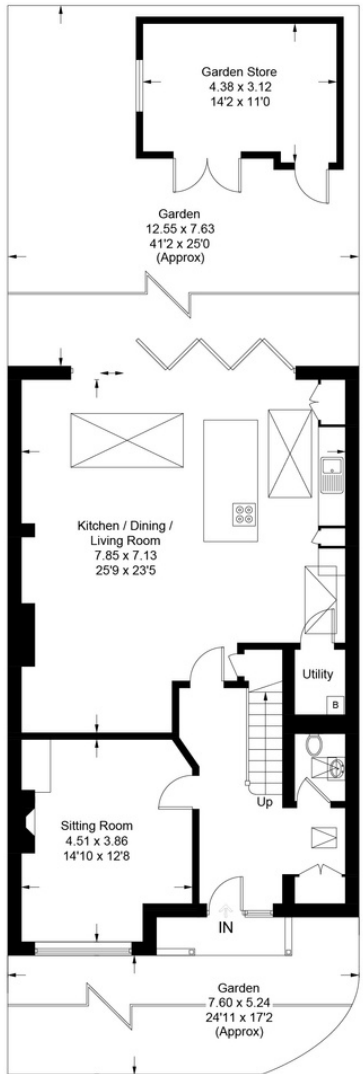




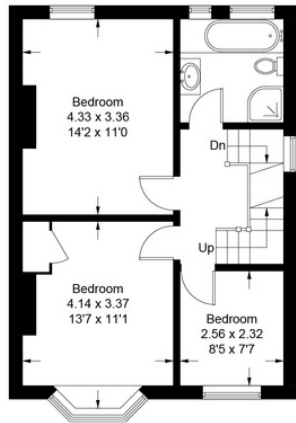
Approximate Gross Internal Area = 167.5 sq m / 1803 sq ft
 Garden Store = 12.9 sq m / 139 sq ft
 Total = 180.4 sq m / 1942 sq ft



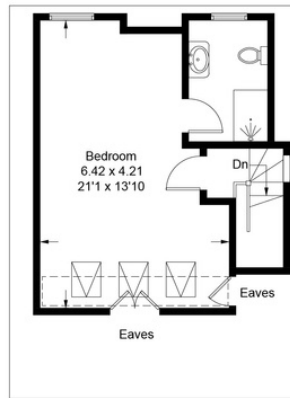
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor



New Malden has a welcoming community spirit, a monthly farmers' market, restaurants, local shops, pubs and cafes. Fantastic local sports facilities include a leisure centre, golf courses, cricket, rugby and health clubs. This home is a stone's throw away from Beverley Park and a short cycle from the majestic open spaces of Royal Richmond Park and Wimbledon Common.

In the catchment for highly desirable primary and secondary schools, most notably the Outstanding Ofsted rated Burlington Infant school. Nearby secondary schools include Coombe Girls, Coombe Boys, and various highly sought-after grammar, private and faith schools.

Start your moving story today by contacting FarleyWood.

EPC Rating D
 Council Band F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		66 D	78 C

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. (ID1057522)

New Malden



by FarleyWood