

£1,175,000

Freehold, Semi-Detached

Lynton Road

KT3 5ED

FARLEYWOOD

- Outstanding South facing garden
- Five bedrooms
- Two bathrooms plus ground floor WC
- Large summer house
- Garage and driveway parking
- Ample storage throughout
- Potential to further extend on the ground floor (STPP)
- Excellent schools nearby

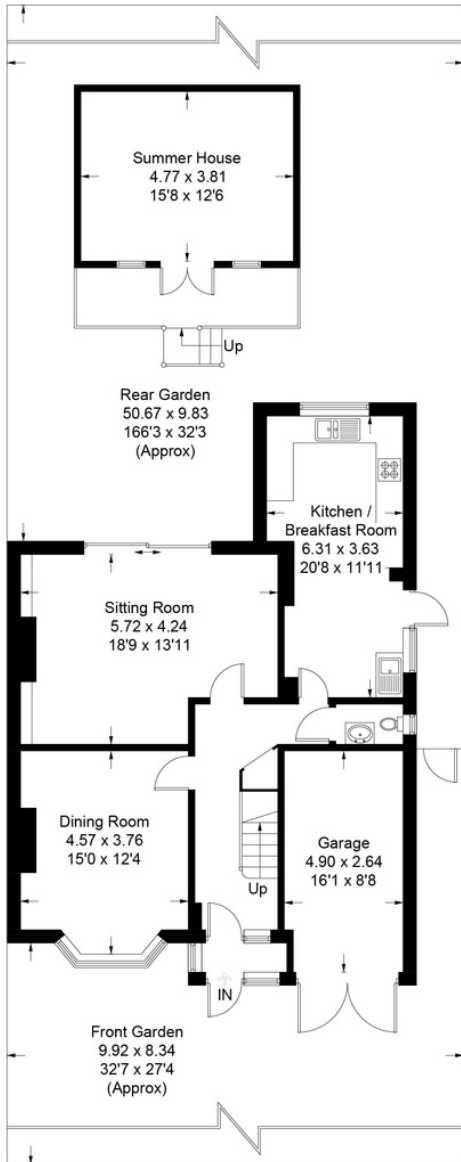
A remarkably spacious semi-detached family home that offers voluminous, light-filled and versatile living spaces with the opportunity to further extend (STPP). The five bedrooms are completed with a large family bathroom and principal ensuite shower room. The alluringly established c.166 ft long garden provides a patio area, large lawn, potting sheds, raised vegetable planters and a 200 sqft insulated summer house with electricity and internet. This impressively proportioned property is perfect for family life. Enviably located, close to sought-after schools on a wide, tree-lined road that less than a 15 minute walk to New Malden Station and high street.



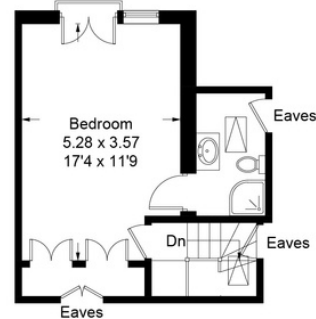




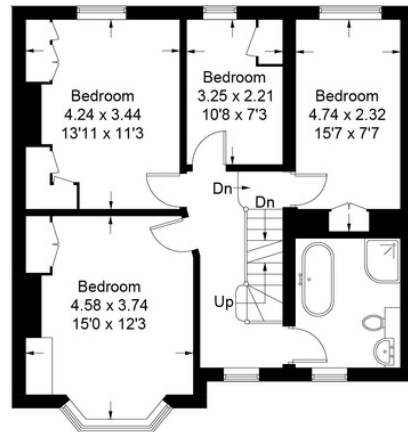
Approximate Gross Internal Area = 173.1 sq m / 1863 sq ft
 Garage / Summer House = 31 sq m / 334 sq ft
 Total = 204.1 sq m / 2197 sq ft



Ground Floor



Second Floor



First 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 property is also a short cycle from the majestic open spaces of Royal Richmond Park and Wimbledon Common.

This rarely available family home is in the catchment area for highly desirable primary schools. Nearby secondary schools include Richard Challoner, The Holy Cross School, Coombe Boys and various highly sought-after grammar, private and faith schools.

Start your moving story today by contacting FarleyWood.
 EPC Rating D & Council Tax Band G

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

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. (ID1060235)