

# £550,000

End of Terrace, Freehold  
Three Bedrooms

## George Road

New Malden  
KT3 6BU

# FARLEYWOOD

- End of Terrace
- Three bedrooms
- Modern kitchen with crittal-style doors
- Open-plan ground floor entertaining space
- Large garage to the rear
- Garden with side access
- Located moments from Burlington Primary School
- Excellent transport links and local amenities

Viewing by appointment only  
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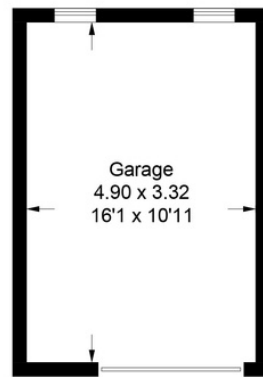
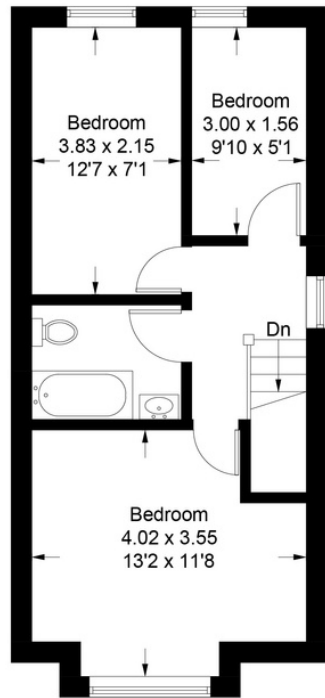
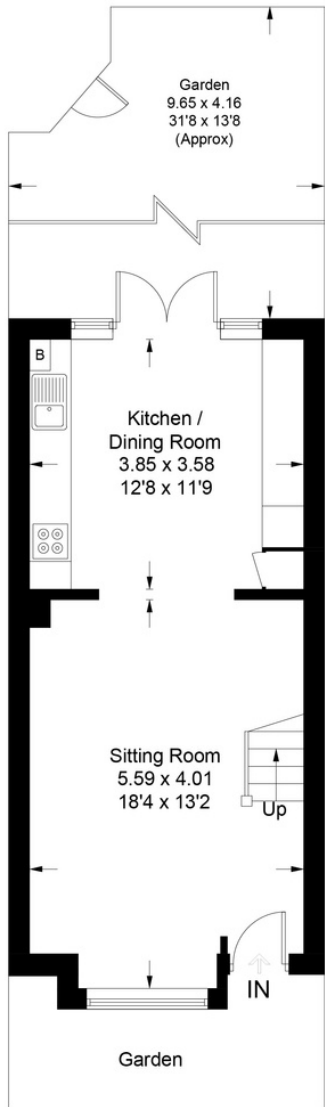
A stylish and immaculately presented three-bedroom house featuring crittal-style wall-to-wall doors leading out from a modern and sophisticated kitchen to a pretty rear garden. Rarely found in the area, this property benefits from a spacious 174 sq ft garage behind the adjacent garden. Positioned moments from Burlington Infant school (Ofsted Outstanding), this beautiful home is a short walk from the open spaces of Blagdon & Beverley parks, New Malden High Street and station.







Approximate Gross Internal Area = 72.3 sq m / 778 sq ft  
 Garage = 16.2 sq m / 174 sq ft  
 Total = 88.5 sq m / 952 sq ft



(Not Shown In Actual Location / Orientation)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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 close to Blagdon playing fields, Beverley Park and a short cycle from the majestic open spaces of 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 and Council Tax Band D

**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. (ID1056519)

# New Malden



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