

£675,000

Freehold, Terraced
Three bedrooms

Beverley Road

KT3 4AW

FARLEYWOOD

- Refurbished throughout to a high standard
- Pretty West-facing garden
- Edwardian Period features
- No onward chain
- Opportunity to extend into the loft and at the rear
- Located moments from Burlington Infant School (Rated Outstanding by Ofsted)
- Short walk to high street and station

Viewing by appointment only

www.farleywood.com

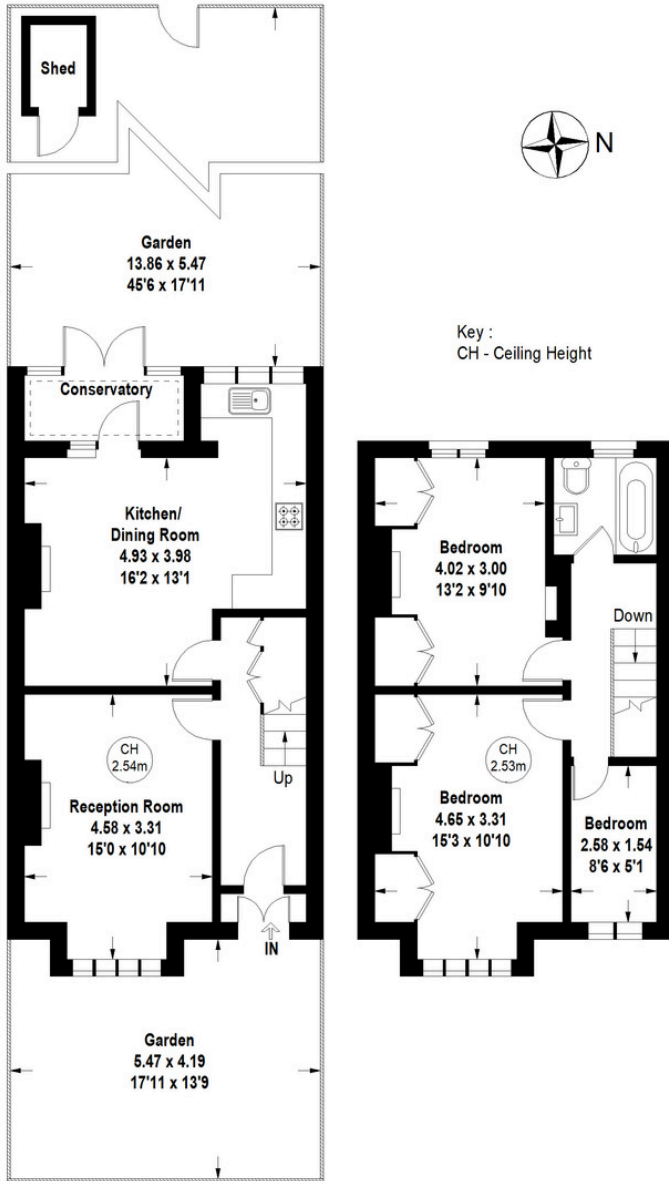
This three-bedroom Edwardian home in excellent condition, recently underwent a complete refurbishment including the electrics, central heating system and flooring, whilst preserving the stunning original fireplaces. Modern comforts include double glazing, built-in wardrobes and a contemporary kitchen and bathroom. With light-filled living areas and an attractive garden, this house is perfect for a growing family. The property offers potential for further expansion by extending the kitchen and converting the loft space. Conveniently located just moments from Burlington primary school and a short walk to New Malden high street and station.







Approximate Gross Internal Area = 89.83 sq m / 967 sq ft



Ground Floor

First Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



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 short walk away from Beverley Park and a quick cycle to 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 C & Council Tax Band D.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		