

# £895,000

Terraced Freehold  
Three Bedrooms

## Mount Road

New Malden  
KT3 3JU

# FARLEYWOOD

- Extended kitchen-diner with underfloor heating
- Utility area and pantry
- Two bathrooms plus ground floor cloakroom
- West facing landscaped garden
- Thoughtfully designed built-in storage throughout
- Excellent transport links and local amenities
- Versatile loft bedroom could be divided to create a fourth bedroom
- Located close to sought-after schools

Viewing by appointment only

[www.farleywood.com](http://www.farleywood.com)

This impeccably stylish and deceptively spacious period property exudes warmth and sophistication. Luxurious and practical living spaces are encapsulated within this thoughtfully modernised home. A custom-made Neptune kitchen is accompanied by underfloor heating and glass doors that frame the view to the c.54ft Westerly garden, making this extended living space the heart of this family house. Located in 'Groves' area of New Malden, this beautiful property is conveniently located close to excellent schools, New Malden high street and station.

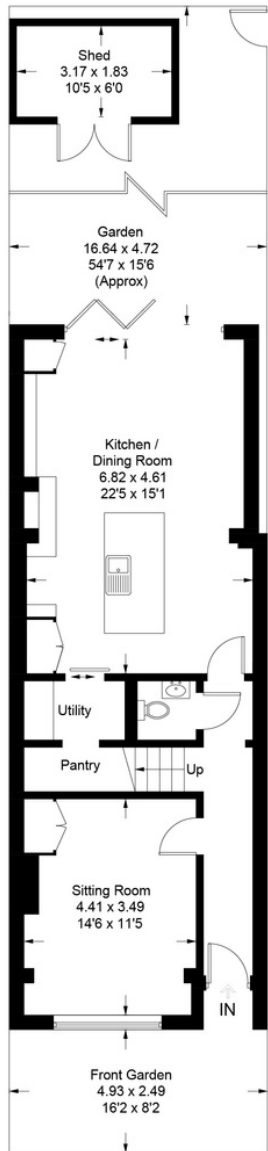




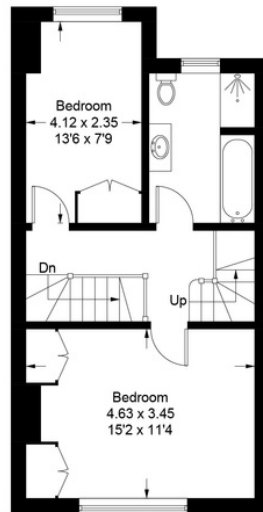


Approximate Gross Internal Area = 133.9 sq m / 1441 sq ft  
 Shed = 5.8 sq m / 62 sq ft  
 Total = 139.7 sq m / 1503 sq ft

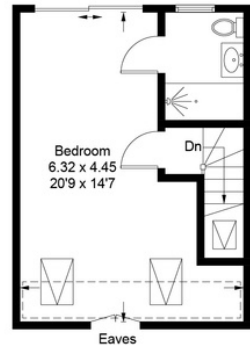
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second 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. (ID1021194)



New Malden has a welcoming community spirit, fantastic high street that boasts 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 cycle from the majestic open spaces of Richmond Park and Wimbledon Common.

In the catchment for highly sought-after primary and secondary state, grammar, private and faith schools.

Start your moving story today by contacting FarleyWood.

EPC Rating to follow  
 Council Tax Band D