

# £1,000,000

Freehold, Semi-Detached  
Three Bedroom Home

## Buxton Drive

New Malden  
KT3 3UZ

# FARLEYWOOD

Viewing by appointment only  
[www.farleywood.com](http://www.farleywood.com)

- Chain free
- Generous proportions
- Significant opportunity to extend (STPP)
- Driveway parking
- Secluded garden
- Excellent schools nearby
- Versatile ground floor annexe with side access
- Coveted location in the 'Coombeside' residential area

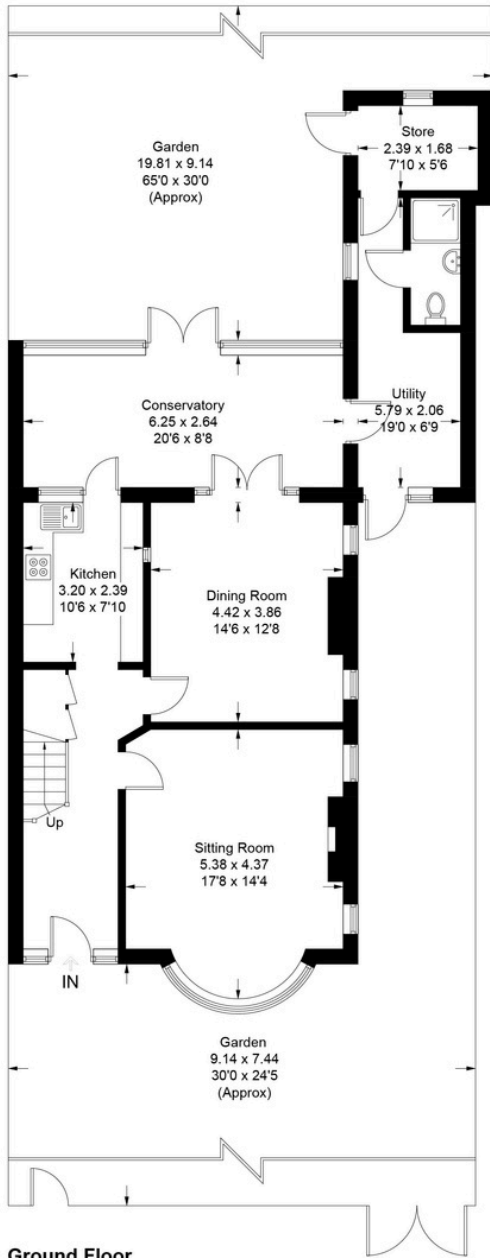
A well-proportioned family home that offers an exceptional opportunity for the discerning buyer who is seeking a blend of space, potential and prime location. Situated on a highly coveted quiet and tree-lined residential road close to Coombe Hill primary and Coombe Girls Secondary schools, the expansive footprint of this chain-free home offers a versatile living space, providing opportunity to extend further on the ground floor and in the loft (STPP) if desired.



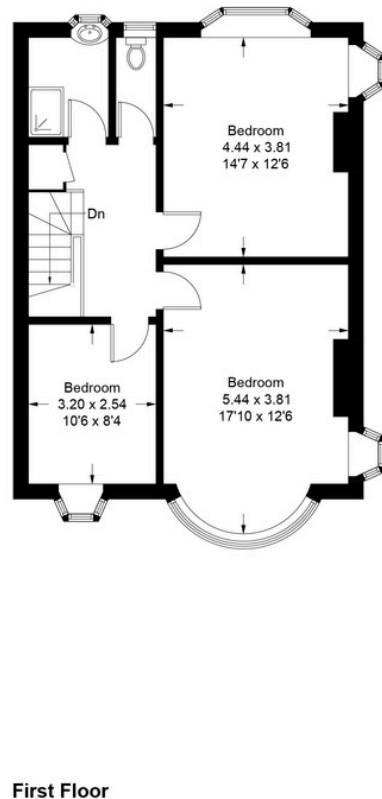




Approximate Gross Internal Area = 155.3 sq m / 1672 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Buxton Drive is a tranquil residential road in an enduringly popular pocket of New Malden, a short distance from the high street, station, and Richmond Park.

New Malden has a welcoming community spirit, fantastic sports facilities, golf courses, farmers market, restaurants, local shops, supermarkets, pubs and cafes.

This home in the catchment for highly sought-after primary and secondary state, faith and private schools.

Start your moving story today by contacting FarleyWood.

EPC Rating D - Council Tax Band E

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. (ID994477)