

£925,000

Four Bedrooms
Freehold House

Blagdon Road

New Malden
KT3 4AE

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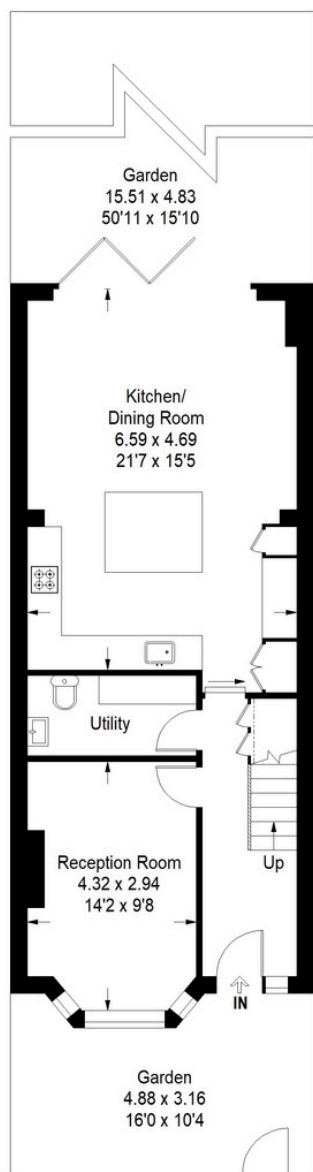
- Design-led kitchen family room
- Underfloor heating in the kitchen
- Utility room & cloakroom with WC
- Spacious principal bedroom with bifolding doors
- Two modern bathrooms
- Built-in wardrobes
- c. 50 ft established garden with sandstone patio
- Excellent transport and local amenities close by
- Moments from Blagdon Park, Burlington Infant & Junior school & New Malden high street

Nestled on tree-lined cul-de-sac that is moments from the open green space of Blagdon Park, this period property has been stylishly extended to offer a bright, spacious, and practical family home. The ground floor features generous living and entertaining spaces, including a design-led kitchen with large larder cupboards, a boiling water tap and underfloor heating amongst other features. A separate utility room and a ground-floor WC conveniently separate the family room from the charming front reception room. Upstairs, the impressive principal bedroom suite is complemented by large glass doors framing views of the garden and an opulent shower room. There are three additional bedrooms and a modern bathroom on the first floor. Enviably located, with easy access to Burlington Primary School, New Malden High Street, New Malden leisure centre and excellent transport links.

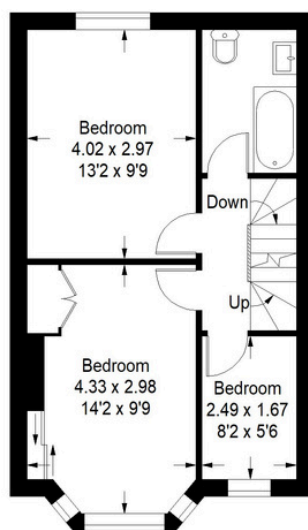




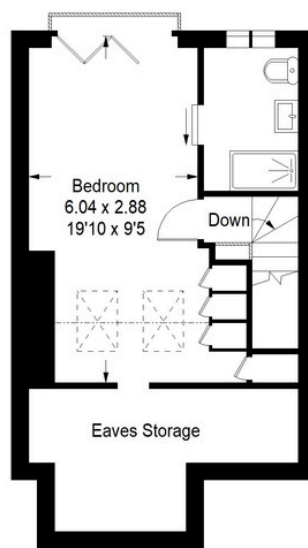




Ground Floor



First Floor



Second Floor

Area Excluding Eaves Storage = 123.28 sq m / 1327 sq ft
 Eaves Storage = 8.83 sq m / 95 sq ft
 Approximate Gross Internal Area = 132.57 sq m / 1427 sq ft
 (Including Eaves Storage)



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 cycle from the majestic open spaces of Richmond Park and Wimbledon Common. In the catchment for highly desirable primary schools, including the Ofsted Outstanding Burlington Infant school. Nearby secondary schools include Coombe Girls, Coombe Boys, and various highly sought-after grammar, private and faith schools.

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EPC Rating Pending
 Council Tax Band D

Richmond Park

Kingston

Coombe

Wimbledon

Christ Church Avenues

The Groves

Hampton Court Palace

New Malden

Beverley Park

The Peerage

Beverley Hills

Motspur Park

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