

£975,000

Four Bedrooms
Freehold

Egmont Rd

New Malden
KT3 4AS

FARLEYWOOD

- Semi-detached with side access
- Driveway parking for two cars
- Extended Kitchen-diner
- Ground floor cloakroom
- Spacious principal bedroom with en-suite and walk-in wardrobe
- Peaceful location
- Excellent schools in close proximity
- High street, amenities and station close by

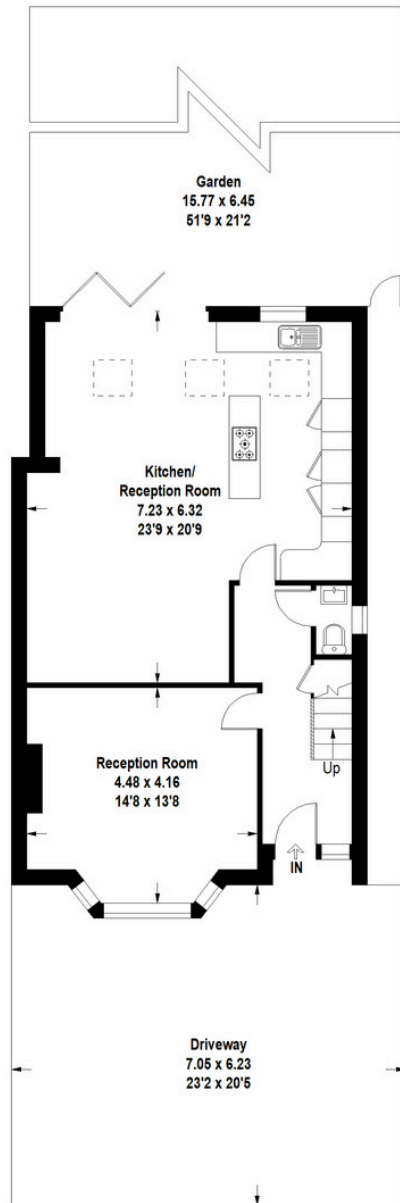
A larger than average semi-detached home that offers a highly desirable combination of space and location. On the ground floor, in addition to a cloakroom and a comfortable front reception room, the spacious kitchen-family room flows seamlessly to a generous and private garden. Beyond the first floor three bedrooms and bathroom, the second floor principal bedroom suite includes a luxurious shower room and walk-in wardrobe. Enviably positioned on a quiet residential road, a stone's throw from Beverley Park and allotments, this remarkable property is a short walk away from the high street, station, as well as the highly regarded Burlington Infant School rated Outstanding by Ofsted.



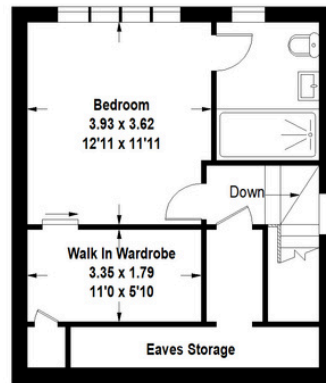




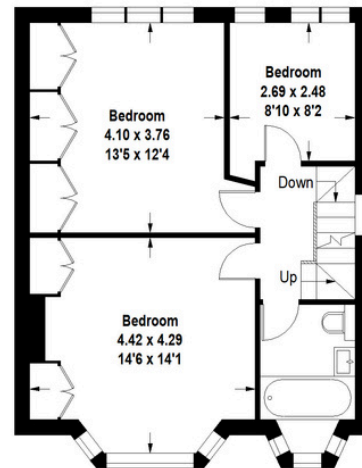
Approximate Gross Internal Area = 157.28 sq m / 1693 sq ft
(Including Eaves Storage)
Area Excluding Eaves Storage = 153.38 sq m / 1651 sq ft
Eaves Storage = 3.90 sq m / 42 sq ft



Ground Floor



Second 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.



New Malden has a welcoming community spirit, a monthly farmers' market and many diverse restaurants. The high street also offers independent shops, larger chains including a Waitrose and M&S, great pubs and wonderful cafes. Local sports facilities include a leisure centre, golf courses, cricket, badminton and rugby clubs. New Malden is a short cycle from the majestic open spaces of Richmond Park and Wimbledon Common.

This rarely available family home is in the catchment area for highly desirable primary schools. 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 E

