

£925,000

Terraced Freehold
Four Bedrooms

Beech Grove

New Malden
KT3 3HR

FARLEYWOOD

- Extended kitchen-family room with underfloor heating
- Separate utility with downstairs cloakroom
- Four bedrooms and two bathrooms
- Private landscaped garden

- Elegant living room with alcoves around the bay window
- Thoughtfully designed throughout
- Ample and accessible storage in the converted loft
- Desirable 'Groves' location close to sought-after schools
- Excellent transport links and local amenities

Viewing by appointment only

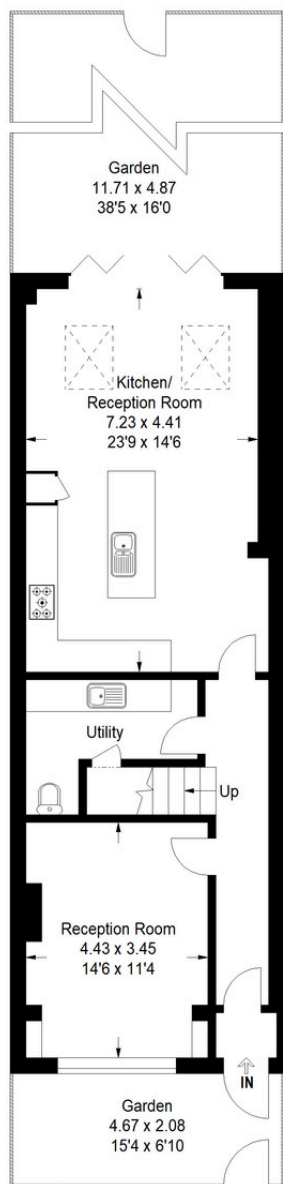
www.farleywood.com

This stylish and deceptively spacious period property exudes warmth and sophistication. Practical living spaces are encapsulated within this thoughtfully modernised house. At the heart of the home is the kitchen-family room, featuring underfloor heating and bifolding doors that frame views of the pretty landscaped garden. A separate utility room with WC is a valuable addition to the ground floor. Externally, the property has been meticulously maintained and in front, the on-street parking benefits from an EV charging point. Located in the 'Groves' area of New Malden, this beautiful property is conveniently located close to excellent schools, New Malden high street and station.

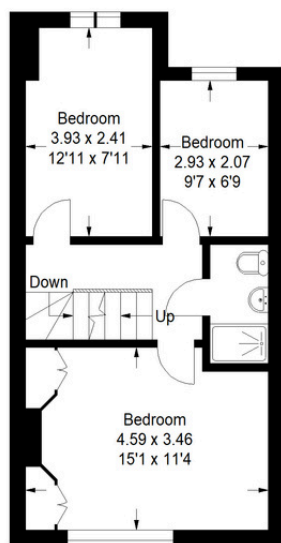




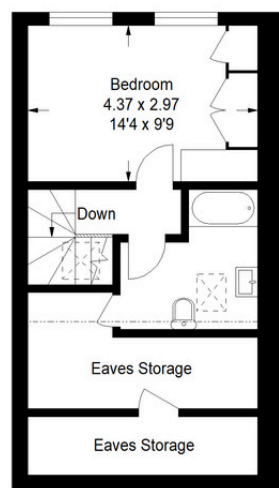




Ground Floor



First Floor



Second Floor

Area Excluding Eaves Storage = 132.38 sq m / 1425 sq ft
Eaves Storage = 12.63 sq m / 136 sq ft
Approximate Gross Internal Area = 145.02 sq m / 1561 sq ft
(Including Eaves Storage)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	79 C
39-54	E		
21-38	F		
1-20	G		



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 D
Council Tax Band D

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.