

£700,000

Terraced, Freehold
Three bedrooms

Tennyson Avenue

New Malden
KT3 6LZ

FARLEYWOOD

- Driveway parking
- Over 100ft long garden with summer house
- Open plan kitchen-family room
- Ground floor cloakroom
- Rear access to garden
- Opportunity to extend into the loft (STPP)
- Nearby Sir Joseph Memorial Park
- Close proximity to Motspur Park station and High Street

Viewing by appointment only

www.farleywood.com

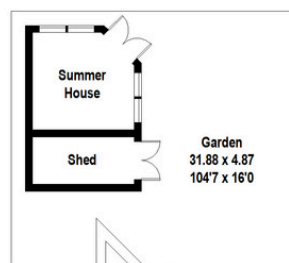
This stylish and elegant family home offers a separate front living room, ground floor WC and an extended kitchen-family room, providing both sociable and practical spaces. The generous garden includes a summer house/home office that has power and internet and benefits from an open outlook onto Kings College Sports Ground. Upstairs, three well-proportioned bedrooms and a modern family bathroom are tastefully finished. There is scope to convert the loft into a principal bedroom with ensuite, subject to the usual planning consents. This beautiful property is within easy reach of sought-after schools, Sir Joseph Hood Memorial Park, Motspur Park station and the High Street.



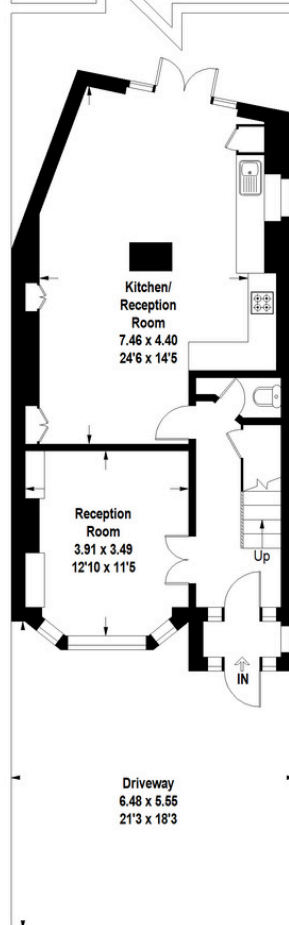




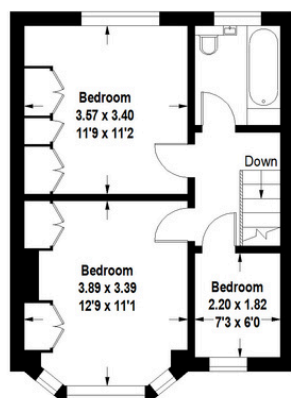
Approximate Gross Internal Area = 96.43 sq m / 1038 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Ground 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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



New Malden and Motspur Park have 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. Close to highly desirable primary schools, including Green Lane, St John Fisher and Sacred Heart. Nearby secondary schools include Coombe Boys, Richard Challoner. Raynes Park and various highly sought-after grammar, private and faith schools.

Start your moving story today by contacting FarleyWood.

EPC Rating D
Council Tax Band D