

£795,000

Terraced, Freehold
4 Bedrooms

Beverley Road

New Malden
KT3 4AW

FARLEYWOOD

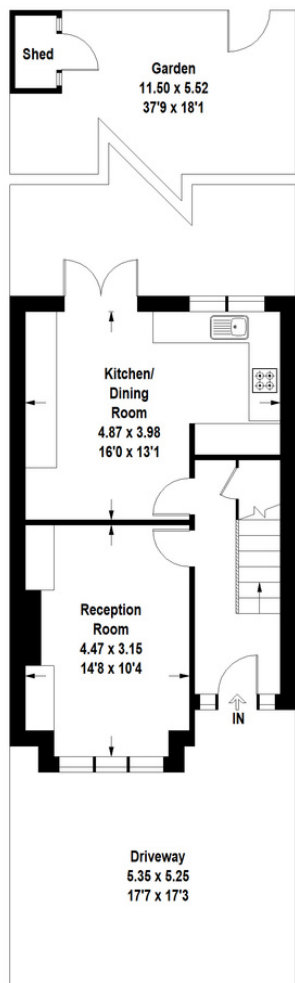
- Driveway parking
- Modern kitchen-diner
- Separate living room
- Edwardian features
- Landscaped garden
- Principal bedroom with en-suite
- Moments from Ofsted Outstanding Burlington Infant school
- High street, amenities and station nearby

An alluring Edwardian four-bedroom home blending period charm with modern comforts. This inviting and stylish property includes a formal reception room and an open-plan kitchen-diner leading to a beautifully landscaped garden with rear access. The first floor features two generous double bedrooms, a single bedroom, and a recently renovated bathroom. The spacious principal bedroom with eaves storage and an additional shower room are located on the second floor. Situated on a quiet residential street near the Ofsted-rated Outstanding Burlington Infant School, the property also benefits from a driveway and is a short walk to Beverley Park, New Malden High Street and station.

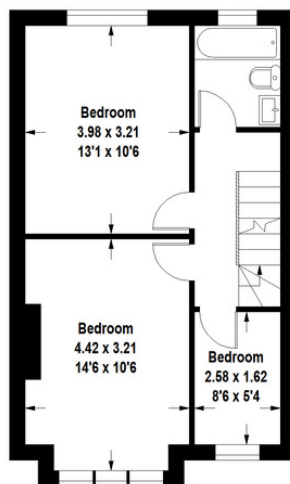




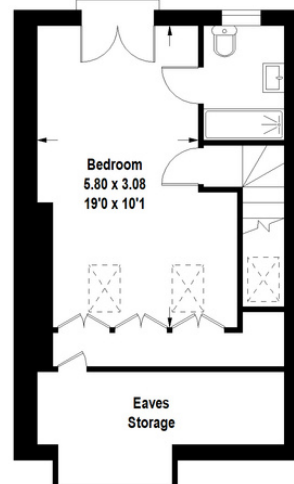




Ground Floor

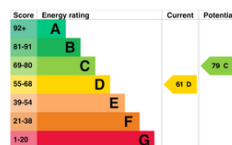


First Floor



Second Floor

Area Excluding Eaves Storage = 111.39 sq m / 1199 sq ft
Eaves Storage = 8.45 sq m / 91 sq ft
Approximate Gross Internal Area = 119.84 sq m / 1290 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 stone's throw away from Beverley Park and a short cycle from the majestic open spaces of Royal Richmond Park and Wimbledon Common.

In the catchment for highly desirable primary and secondary schools, most notably the Outstanding Ofsted rated 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 C - Council Tax Band D

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