

£825,000

Semi-Detached, Freehold

3 Bedrooms

Blagdon Road

New Malden

KT3 4AN

FARLEYWOOD

- Beautiful spacious kitchen extension
- Chain-free
- Semi-detached with side access
- Utility room and downstairs cloakroom
- Wider-than-average south-facing garden
- Potential to extend into the loft (STPP)
- Moments from Ofsted Outstanding Burlington Infant school
- High street, amenities and station nearby

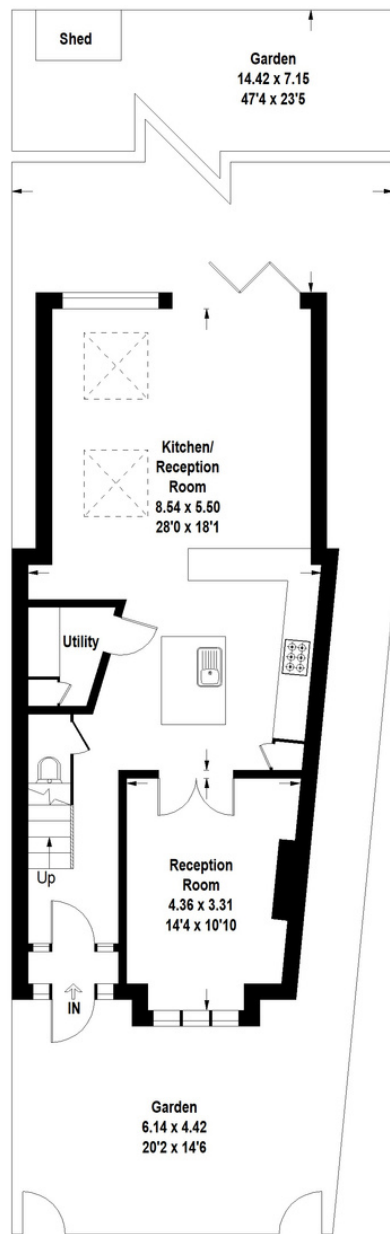
A chain-free period home featuring a beautifully extended, light-filled kitchen-diner and an inviting south-facing garden. The ground floor offers a contemporary open-plan layout, where the welcoming living room flows effortlessly into a spacious kitchen and dining area with plenty of entertaining space. Additional highlights include a separate utility room, a downstairs WC, and convenient side access. Upstairs there are two generous double bedrooms, a well-proportioned single bedroom and a family bathroom. Perfectly positioned on a tree-lined residential road, just moments from the Ofsted-rated Outstanding Burlington Infant school, this home is also a short walk from Beverley Park, New Malden High Street and the station.



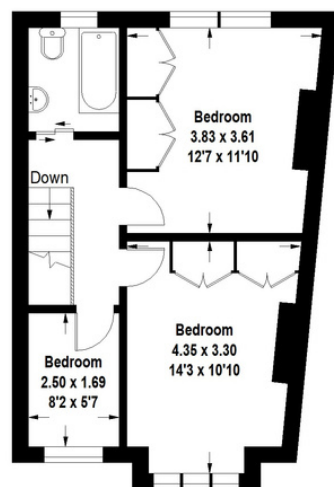
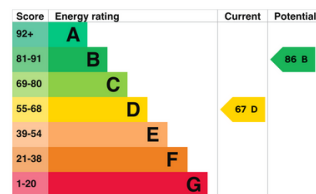




Approximate Gross Internal Area = 105.53 sq m / 1136 sq ft



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 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 D - Council Tax Band D

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