

£1,000,000

Freehold, Detached
Three-Bedroom House

Northcote Rd

New Malden
KT3 3HF

FARLEYWOOD

- Detached with generous side access
- Design-led kitchen-diner with utility room
- Underfloor heating, Quooker tap and Bora hob
- South-facing garden

- Downstairs cloakroom plus built-in hallway storage
- Three double bedrooms, family bathroom and ensuite
- Potential to extend into the loft (STPP)
- In catchment for sought-after schools

Viewing by appointment only
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This stylish detached family home features a recently renovated spacious kitchen-diner with a thoughtfully arranged, concealed utility room. Full-width bifold doors lead to the south-facing garden, benefiting from a patio with electrical awning, outdoor heating and an insulated garden office. A separate living room and a downstairs cloakroom complete the ground floor of this impressive home. The first floor offers three generous double bedrooms, a large family bathroom and ensuite for the principal bedroom. There is scope to extend into the loft for additional bedrooms if desired.

Located within a charming cul-de-sac that has a strong sense of community, Northcote Road is very accessible to the high street, New Malden station and wonderful local schools.







Area Excluding Out Building = 124.86 sq m / 1344 sq ft
 Out Building = 21.46 sq m / 231 sq ft
 Approximate Gross Internal Area = 146.32 sq m / 1575 sq ft
 (Including Out Building)



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.



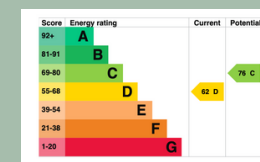
New Malden has a welcoming community spirit, fantastic high street that boasts a monthly farmers' market, restaurants, local shops, pubs and cafes. Fantastic local sports facilities include a leisure centre, golf courses, cricket, rugby and health clubs.

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.

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EPC D
 Council Tax Band D



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