

£825,000

End of Terrace, Freehold
Three Bedrooms

Blagdon Road

New Malden
KT3 4AL

FARLEYWOOD

- Spacious kitchen-family room
- Semi-detached with private side access
- Utility room and downstairs cloakroom
- Separate front reception room
- Three well-proportioned bedrooms and family bathroom
- Potential to extend into the loft (STPP)
- Moments from (Ofsted Outstanding) Burlington Infant school
- High street, amenities and station nearby

A thoughtfully designed period home with a light-filled kitchen-diner at its heart, opening onto a private garden with the advantage of private side access. The ground floor also features an elegant front reception of generous proportions, along with a practical utility room and a downstairs cloakroom. Upstairs there are three well-proportioned bedrooms and a family bathroom. The loft space has potential to become a large principal bedroom over time.

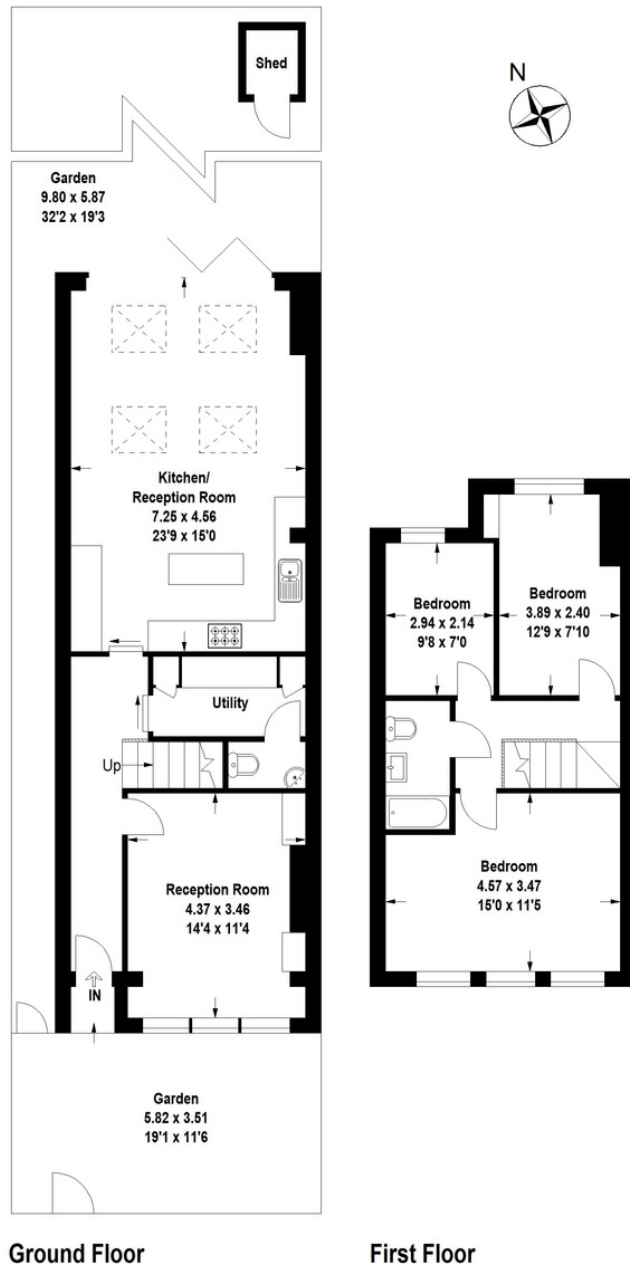
Situated on a tree-lined residential road, the property is just moments from Burlington Infant and Junior Schools and nestled between Beverley and Blagdon Parks. New Malden High Street and the station are also a very short walk away, offering excellent transport links and a vibrant mix of cafés, shops and local amenities.







Approximate Gross Internal Area = 103.40 sq m / 1113 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

