

£780,000

Terraced, Freehold
Four Bedrooms

Albany Road

New Malden
KT3 3NY

FARLEYWOOD

- Extended kitchen-diner
- Open-plan double reception room
- 60ft garden with summer house
- Ground floor cloakroom
- Built-in storage throughout
- Principal bedroom with ensuite
- In catchment for excellent schools
- Short walk to high street and station

Viewing by appointment only
www.farleywood.com

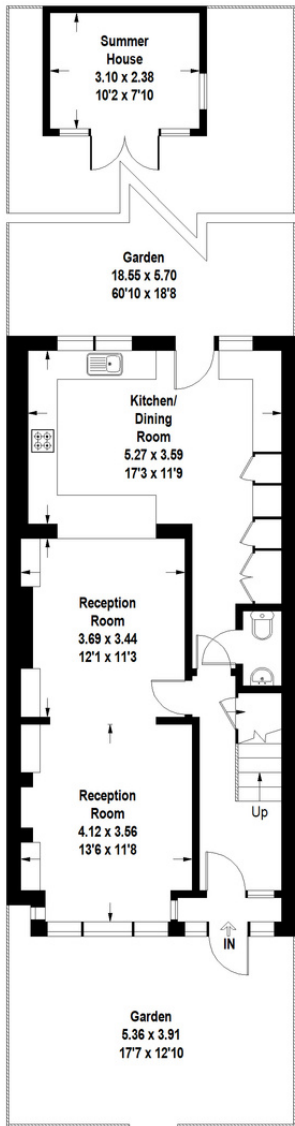
This fully extended four bedroom home offers generous proportions and an abundance of natural light throughout. The spacious double reception room is separated from the kitchen-diner by a breakfast bar, creating a versatile layout that flows from the front of the house through to the patio and lawned garden, perfect for family life and entertaining. The first floor features two double bedrooms with built in wardrobes, a single bedroom/home office and a family bathroom. The principal bedroom occupies the top floor and benefits from an ensuite shower room and ample storage.

Ideally located close to New Malden station, the high street and well regarded local schools, this bright and spacious home features an excellent layout for modern living.





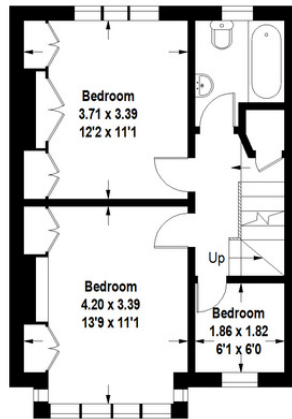




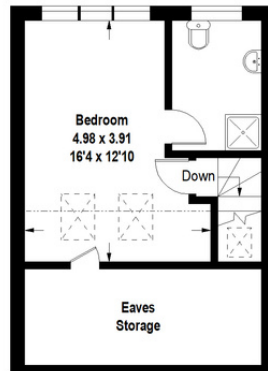
Ground Floor

Area Excluding Eaves Storage & Summer House = 129.51 sq m / 1394 sq ft
 Eaves Storage = 9.75 sq m / 105 sq ft
 Summer House = 7.43 sq m / 80 sq ft
 Approximate Gross Internal Area = 146.69 sq m / 1579 sq ft
 (Including Eaves Storage & Summer House)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



First Floor



Second 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, restaurants, local shops, a monthly farmers' market, 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 desirable primary and secondary schools. Nearby secondary schools include Coombe Girls, Coombe Boys, 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

Richmond Park

Coombe

Kingston

Wimbledon

Christ Church Avenues

The Groves

Hampton Court Palace

New Malden

Beverley Park

The Peerage

Beverley Hills

Motspur Park

Farley Wood

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