

£975,000

Freehold, Semi-Detached
Four Bedroom House

Dukes Avenue

New Malden
KT3 4HR

FARLEYWOOD

- Four double bedrooms
- Two reception rooms plus kitchen-diner
- Driveway parking & secure storage
- Two bathrooms
- Ground floor WC and utility
- Halls adjoining
- Chain free
- Opportunity to further extend
- Excellent transport links and local amenities
- Located close to sought-after schools

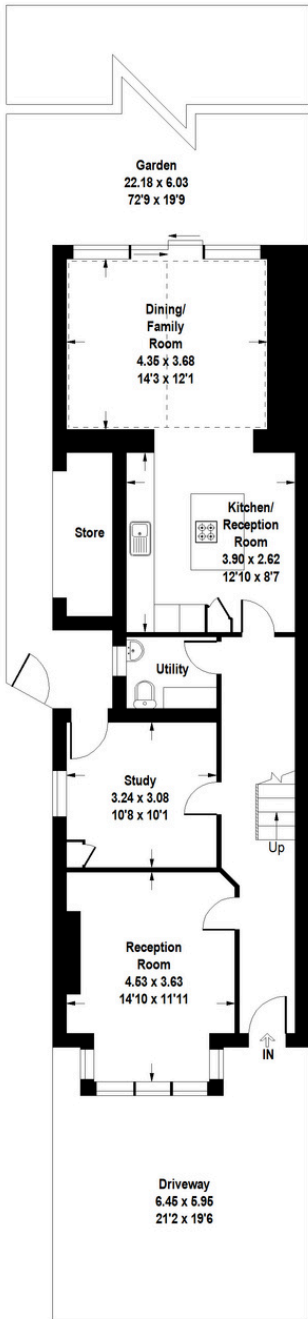
Viewing by appointment only
www.farleywood.com

Located moments from Beverley Park in New Malden's sought-after 'Beverley Hills', this extended family home offers spacious and versatile living. At the heart of the property is an open-plan kitchen-family room, featuring a glass roofed extension that opens onto a landscaped garden. Two further reception rooms provide space for a sitting room as well as a playroom or an office. Practical features include side access to the garden and dedicated secure storage for bikes and outdoor equipment. Upstairs, a spacious principal bedroom and three further double bedrooms are accompanied by a family bathroom and shower room. There is ample storage throughout and future potential to significantly expand the second-floor, subject to the usual permissions. Located within walking distance of New Malden high street, station and the Outstanding-rated Burlington Infant School.



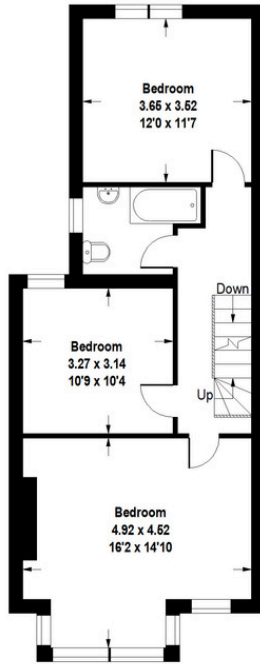




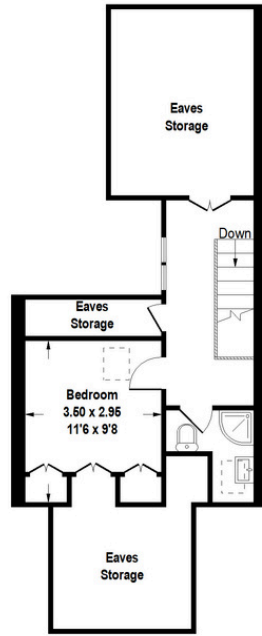


Ground Floor

Area Excluding Eaves Storage & Store = 156.54 sq m / 1685 sq ft
 Eaves Storage = 24.43 sq m / 263 sq ft
 Store = 3.53 sq m / 38 sq ft
 Approximate Gross Internal Area = 184.50 sq m / 1986 sq ft
 (Including Eaves Storage & Store)



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, 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.

Start your moving story today by contacting FarleyWood.

EPC D
 Council Tax Band F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	77 C
39-54	E		
21-38	F		
1-20	G		

