

## Blagdon Road New Malden KT3



- **Four Bedrooms Period House**
- **Two Bathrooms**
- **Spacious Kitchen/Dining/Family Room**
- **Mature Garden**
- **Central Location**
- **Close to Excellent Schools**

**Price £785,000**

This charming family home, perfectly positioned in the heart of New Malden, offers a wonderful blend of character and modern living across three beautifully presented floors. From the moment you step into the spacious entrance hall, you'll feel right at home. The inviting front living room is bathed in natural light thanks to its pretty bay window and features a lovely original fireplace—perfect for cosy evenings. At the heart of the home is a practical open-plan kitchen, dining, and family area. This bright, social space is a chef's dream, complete with an island and ample storage for a busy household. The first floor hosts three bedrooms and a family bathroom, while the second floor is dedicated to a spacious master suite. This private retreat boasts generous wardrobe space and an en-suite bathroom. Outside, the rear garden offers a fantastic space for outdoor play or summer entertaining. Plus, you couldn't ask for a better location—you're just a short stroll from the vibrant High Street, the station for easy commuting, and the green spaces of Blagdon Park. Families will also love being within the catchment area for the area's excellent local schools. EPC rating D. Council Tax Band E.

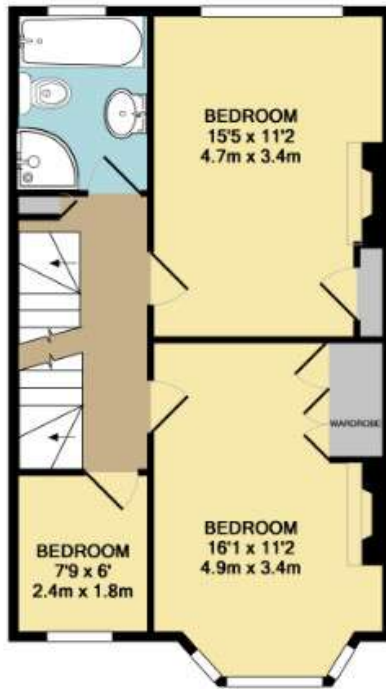








GROUND FLOOR  
APPROX. FLOOR  
AREA 532 SQ.FT.  
(49.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 532 SQ.FT.  
(49.5 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 440 SQ.FT.  
(40.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1505 SQ.FT. (139.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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