

# £1,200,000

Semi-detached, Freehold  
Four Bedrooms

## Egmont Rd

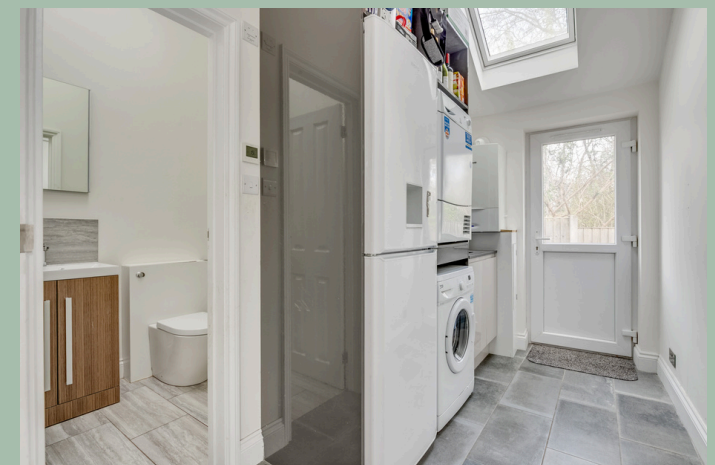
New Malden  
KT3 4AT

# FARLEYWOOD

- Over 2000 sqft
- Modern extended kitchen-diner
- Dedicated office
- Utility room and groundfloor shower room
- Generous driveway parking
- Wide plot with side access and open views
- Close to Ofsted Outstanding Burlington Infant school
- High street, amenities and station nearby

A substantial and fully extended four-bedroom family home offering exceptional ground-floor living space. At its heart is an impressive open-plan kitchen and reception room, featuring a central island, two living areas, and sliding doors that open onto a wide garden, creating a wonderful space for family life and entertaining. Additional ground-floor accommodation includes a separate front reception room, a dedicated study, a utility room, and a shower room, providing excellent flexibility for modern living and working from home. The first floor comprises three well-proportioned bedrooms and a spacious family bathroom, while the second floor is dedicated to the principal bedroom, complete with a contemporary shower room and eaves storage. The property is conveniently located within a short walk of Burlington Infant School (Ofsted Outstanding), Beverley Park and New Malden High Street and station.

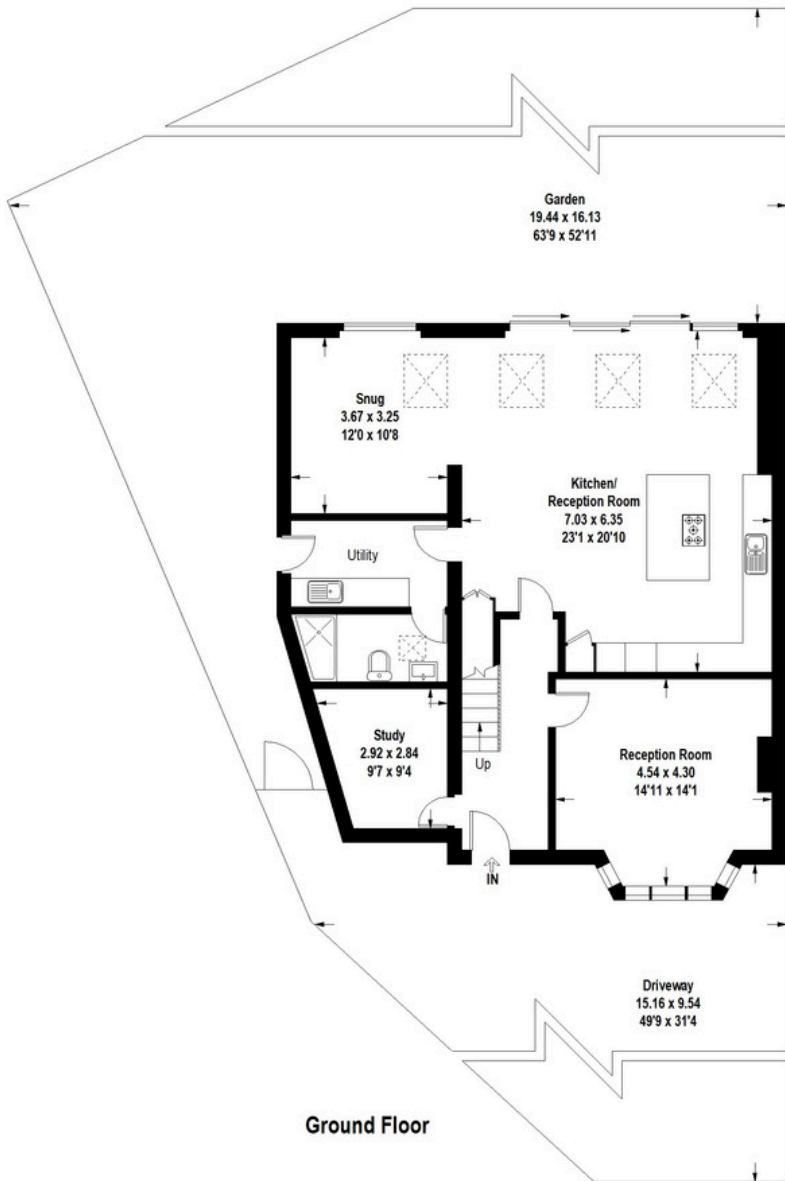




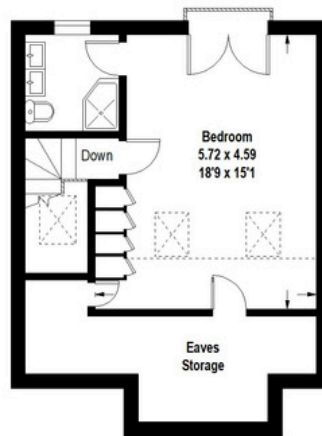




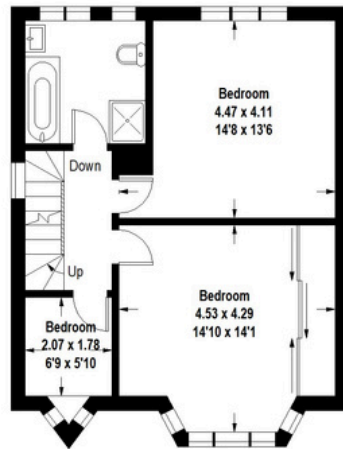
Area Excluding Eaves Storage = 189.79 sq m / 2043 sq ft  
 Eaves Storage = 10.96 sq m / 118 sq ft  
 Approximate Gross Internal Area = 201.70 sq m / 2171 sq ft  
 (Including Eaves Storage)



Ground Floor



Second 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.

Start your moving story today by contacting FarleyWood. EPC Rating Pending - Council Tax Band E

Viewings by appointment only.

