

£675,000

Semi-Detached House
Freehold, Three Bedrooms

Blagdon Road

New Malden
KT3 4AN

FARLEYWOOD



- Driveway parking
- Chain-free
- Semi-detached
- Side access
- South-facing garden
- Three bedrooms
- First floor modern bathroom plus ground floor WC cloakroom
- Moments from Ofsted Outstanding Burlington Infant School
- High street, amenities and station nearby

Viewings by appointment only
www.farleywood.com



An immaculate, light-filled period home that offers stylish, well-balanced living, complemented by an inviting south-facing garden. The ground floor features a contemporary open-plan layout to the rear, where the dining area flows seamlessly into the kitchen. Double doors open onto the garden, creating an ideal space for both everyday living and entertaining.

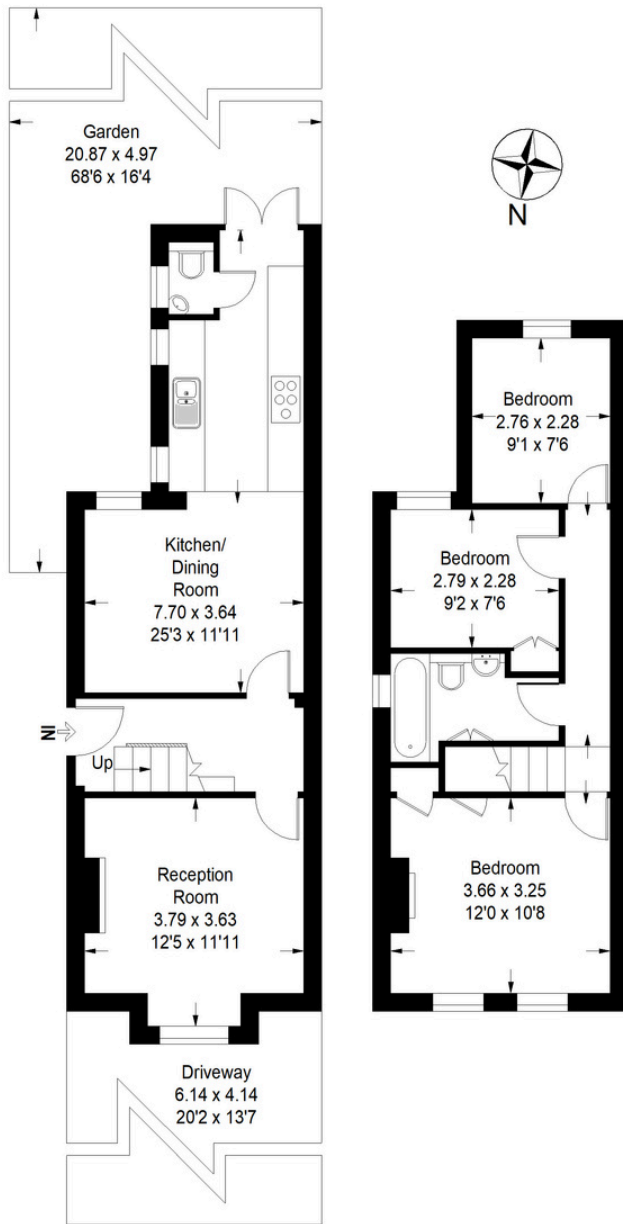
A separate front reception room, provides an additional comfortable living space, while a convenient ground floor WC completes the layout. Upstairs, the property comprises three bedrooms, a modern bathroom and generous loft storage. Externally, the home benefits from driveway parking and convenient side access to the garden.

Perfectly positioned on a desirable tree-lined residential road, the property is just moments from the Ofsted-rated Outstanding Burlington Infant School, and within easy walking distance of Beverley Park, New Malden High Street, and the station.





Approximate Gross Internal Area = 76.74 sq m / 826 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 very close to Beverley Park and Blagdon Parks and a short cycle from the 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 D - Council Tax Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	78 C
39-54	E		
21-38	F		
1-20	G		