

# £820,000

Terraced, Freehold  
4 Bedrooms

## Beverley Road

New Malden  
KT3 4AW

# FARLEYWOOD

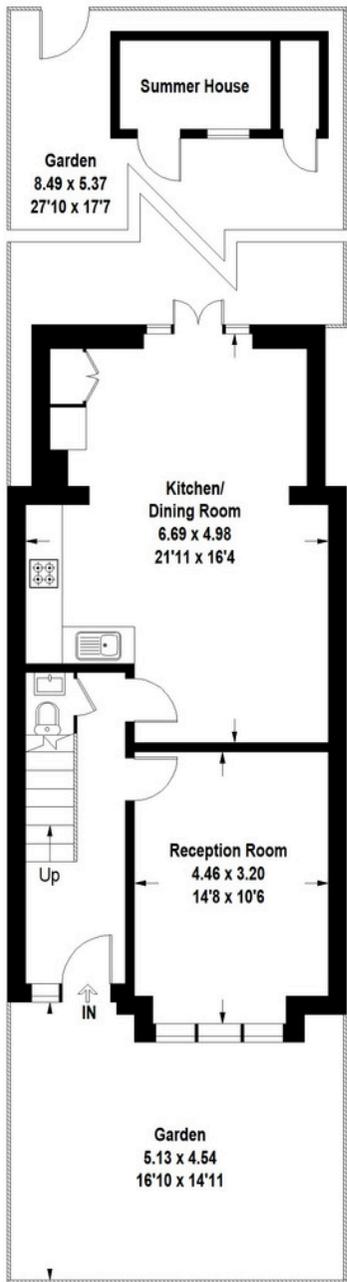
- Extended kitchen-diner
- Separate living room
- Ground floor WC
- Built-in storage
- Spacious bedrooms
- Principal bedroom with en-suite
- Moments from Ofsted Outstanding Burlington Infant school
- High street, amenities and station nearby

A well-presented Edwardian four bedroom home offering generous proportions and a highly practical layout for modern family life. The ground floor includes a formal reception room, a WC and a spacious open-plan kitchen diner with utility storage. French double doors open onto a pretty garden with rear access. On the first floor are two well-proportioned double bedrooms, a generous single bedroom and a family bathroom. The principal bedroom occupies the second floor, benefiting from eaves storage and a separate modern shower room. Positioned on a tree-lined residential road moments from Ofsted Outstanding Burlington Infant School, this excellent family home is also close to Beverley Park and Blagdon Sports ground. New Malden High Street and Station (c.24 minutes to London Waterloo) are a short walk away.



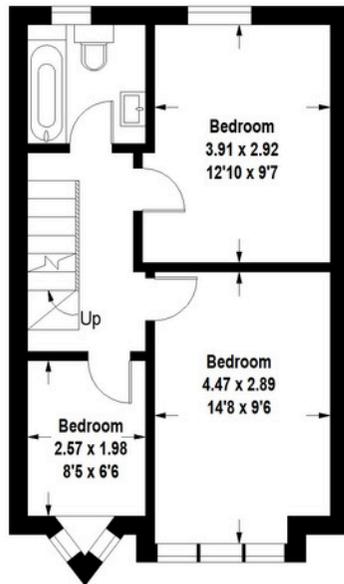




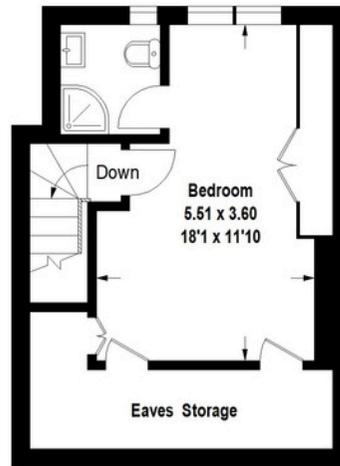


Ground Floor

Area Excluding Eaves Storage = 119.75 sq m / 1289 sq ft  
 Eaves Storage = 7.43 sq m / 80 sq ft  
 Approximate Gross Internal Area = 127.18 sq m / 1369 sq ft  
 (Including Eaves Storage)



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. Close to 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 C - Council Tax Band E

Viewings by appointment only  
[www.farleywood.com](http://www.farleywood.com)