

£850,000

End-of-terrace, Freehold
4 Bedrooms

Beverley Road

New Malden
KT3 4AW

FARLEYWOOD

- Driveway parking and side access
- Extended kitchen-diner
- Separate living room
- Ground floor WC
- Spacious garden studio
- 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 with a practical family layout, driveway parking and a long rear garden with side access. The ground floor includes a formal reception room, a WC and a spacious open-plan kitchen-diner. The garden features a generous patio and a large studio, providing valuable extra space for work, hobbies, storage or utility use. On the first floor are two well-proportioned double bedrooms, a single bedroom currently used as a dressing room, and a family bathroom. The principal bedroom occupies the second floor, with an additional study area, walk-in wardrobe closet, and a separate modern shower room. Positioned on a tree-lined residential road moments from Ofsted Outstanding Burlington Infant School, this home is also close to Beverley Park and Blagdon Sports Ground. New Malden High Street and the station (with services to London Waterloo in around 24 minutes) are a short walk away.







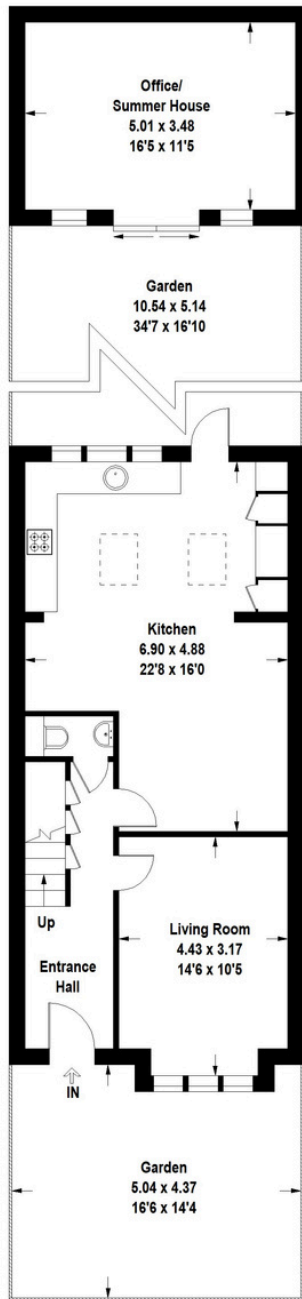


Area Excluding Eaves Storage & Office / Summer House = 125.42 sq m / 1350 sq ft

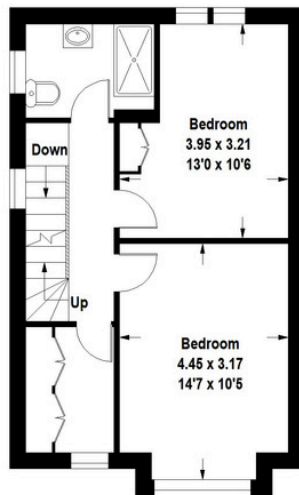
Eaves Storage = 4.27 sq m / 46 sq ft

Office / Summer House = 17.65 sq m / 190 sq ft

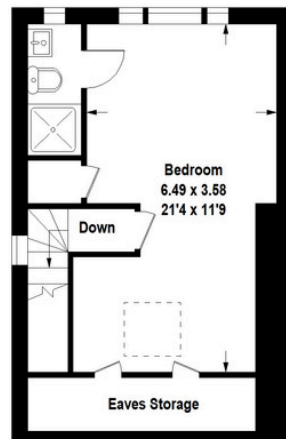
Approximate Gross Internal Area = 147.34 sq m / 1586 sq ft
(Including Eaves Storage & Office / Summer House)



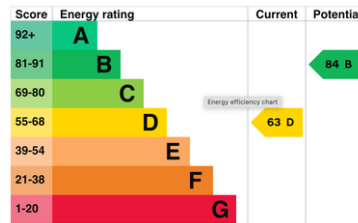
Ground Floor



First Floor



Second Floor



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.

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EPC Rating D - Council Tax Band D

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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.