

£585,000

Freehold, Semi-detached
Two-Bedroom House

Northcote Rd

New Malden
KT3 3HF

FARLEYWOOD

Viewing by appointment only
www.farleywood.com

- Semi-detached
- Extended kitchen with bifolding glass doors
- Open-plan double reception rooms
- Convenient built-in storage
- South-West facing garden with generous side access
- Modern bathroom with bath and walk-in shower
- Potential to extend into the loft (STPP)
- In catchment for sought-after schools

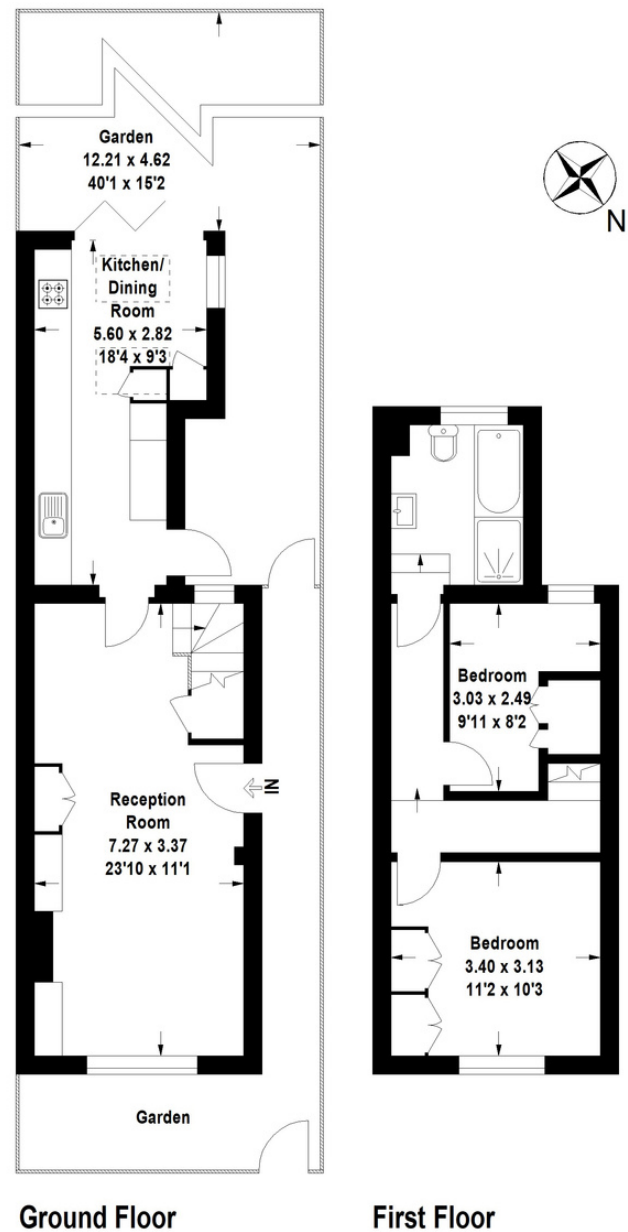
This impeccably presented, tastefully decorated semi-detached home offers bright, well-proportioned living spaces in a peaceful cul-de-sac setting. A generous double reception room is complemented by an extended kitchen that has bi-folding glass doors opening onto a south-west facing garden. This landscaped garden is perfect for entertaining, with a paved patio leading to a lawn and a further decked seating and storage area. Upstairs, two bedrooms benefit from excellent built-in storage and are served by a stylish family bathroom with a bath and walk-in shower. There is scope to extend into the loft, subject to the usual consents, to create a third bedroom and an additional bathroom. Finished throughout in a calm, neutral palette, the home feels light, balanced, and thoughtfully designed. Ideally located close to highly regarded schools, the property is within easy walking distance of New Malden Station (approximately 24 minutes to London Waterloo) and the vibrant high street.







Approximate Gross Internal Area = 70.51 sq m / 759 sq ft



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, fantastic high street that boasts 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 short cycle from the majestic open spaces of Richmond Park and Wimbledon Common.

In the catchment for highly sought-after primary and secondary state, grammar, private and faith schools.

Start your moving story today by contacting FarleyWood.

EPC E
Council Tax Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

A hand-drawn map of Richmond, London, featuring various landmarks and parks. The map includes labels for Richmond Park, Coombe, Kingston, Wimbledon, Christ Church Avenues, The Groves, Hampton Court Palace, New Malden, Beverley Park, The Peerage, Beverley Hills, and Motspur Park. Illustrations include a deer, a golfer, a tennis court, a woman walking a dog, a bee, a person on a bicycle, a public library, a house, a shop, a bowl of food, and a person in a cloud.

by Farley Wood