

Malden Hill · New Malden · £800,000

A modernisation project in the heart of Beverley Hills



£800,000

Freehold, Semi-Detached
Three-Bedroom House

MALDEN HILL

New Malden
KT3 4DS

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- Cash buyers only
- Driveway parking
- Chain-free
- c. 100ft long South-facing garden

- Permitted Development for 6m kitchen extension
- Double glazed windows
- In catchment for sought-after schools
- Close to New Malden High Street and Station

Viewing by appointment only

www.farleywood.com

An exciting opportunity to create a beautiful family home on one of Beverley Hills' most sought-after roads, with an outstanding South-facing garden extending to almost 100ft.

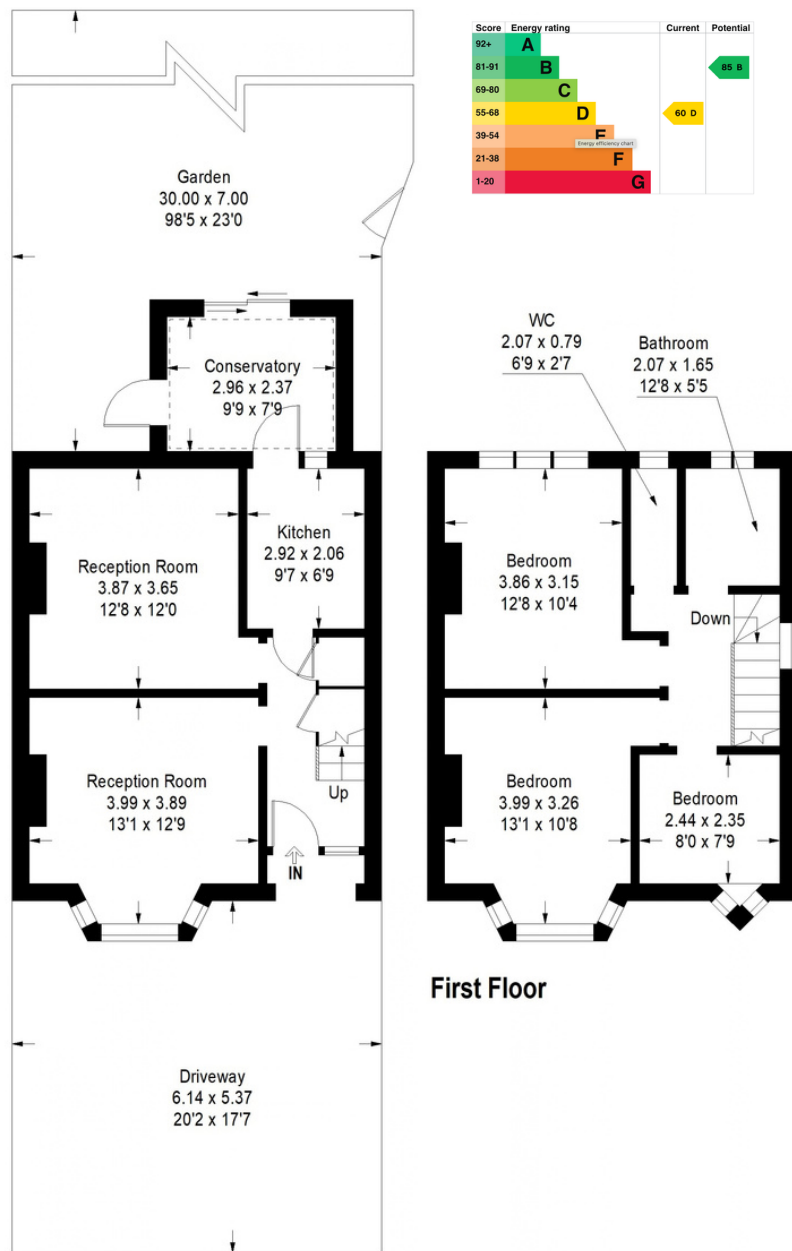
The house has already been stripped back to bare brick, providing a great starting point for its next owners, with planning permission in place for a 6m rear kitchen extension. The garden is a highlight, offering an exceptional amount of outside space for the area, whilst the property also benefits from off-street parking to the front.

New Malden High Street and station are just a short walk away, along with a choice of highly-regarded local schools, making this a very desirable location for family life. Offered to the market chain-free.





Approximate Gross Internal Area = 93.92 sq m / 1011 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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 D (Pre-refurbishment)

Council Tax Band E

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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.

A hand-drawn map of Wimbledon, London, featuring various landmarks and activities. 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 child on a bicycle, a house, a public library, a tree, a bowl of food, a donut, and a person playing tennis.

by Farley Wood