

Blagdon Road · New Malden · £800,000



£800,000

Freehold, End-Of-Terrace
Three-Bedroom House

BLAGDON ROAD

New Malden
KT3 4AN

FARLEYWOOD

- Beautiful kitchen-diner
- South-facing garden with spacious studio
- Driveway parking
- Utility room with WC

- Period Features
- Potential to extend, subject to the usual consents
- Short walk from the High Street and the station
- Close by Burlington Infant & Nursery School

Viewing by appointment only
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An attractive three-bedroom end-of-terrace home, with generous proportions and thoughtfully designed spaces throughout. The ground floor features a separate stylish living room, alongside a beautiful kitchen-diner featuring a range cooker and a useful utility room with WC. Upstairs are three well-proportioned bedrooms and a family bathroom, with further potential to extend the property into the loft space, subject to the usual planning consents. Outside, the garden includes a spacious studio, providing valuable additional space for working from home, a gym or playroom. A back gate leads to a rear private driveway. Ideally positioned within a short walk of New Malden High Street and Station, this family home is also very close to excellent local schools, most notably Burlington Infant and Nursery School, rated Outstanding by Ofsted.









Area Excluding Studio = 102.19 sq m / 1100 sq ft
 Studio = 17.84 sq m / 192 sq ft
 Approximate Gross Internal Area = 120.03 sq m / 1292 sq ft
 (Including Studio)



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.

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EPC To Follow

Council Tax Band D

New Malden

