

# £1,425,000

Freehold, Detached  
5 Bedrooms

## Howard Road

New Malden  
KT3 4EB

# FARLEYWOOD

- Eco Home
- Five spacious double bedrooms
- Family bathroom plus two ensuites
- Underfloor heating throughout
- Driveway parking and side access
- Chain free
- West-facing garden
- Utility room and ground floor cloakroom
- Outstanding local schools
- Moments from New Malden high street and station

Stylish contemporary interiors define this impressive 2000 square foot design-focused eco home, ideal for modern family living. This rarely available property benefits from an air source heat pump, underfloor heating throughout, airtight construction with mechanical ventilation and heat recovery, plus solar panels. Quietly positioned on a residential road yet moments from New Malden High Street and the station, the location offers excellent convenience. The kitchen diner, which leads out onto a west facing garden, is complemented on the ground floor by a spacious living room, a utility room, and a cloakroom. There is further potential to extend on the ground floor if desired. The first floor provides five double bedrooms, including two with ensuite shower rooms and a family bathroom. The interiors are tastefully finished and presented in immaculate condition. Offered chain free.



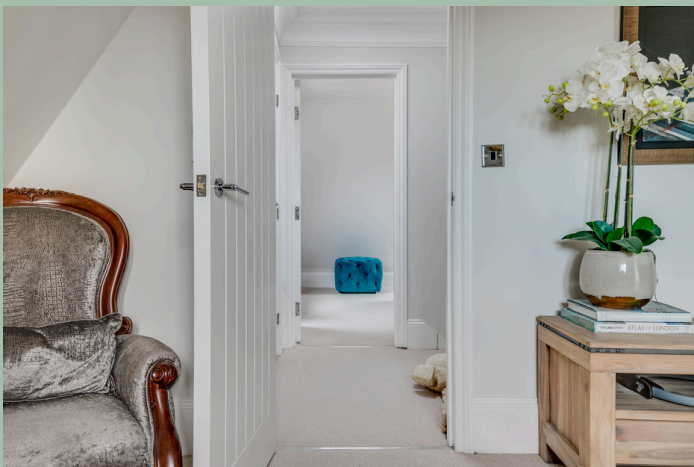














Area Excluding Eaves Storage = 184.59 sq m / 1987 sq ft  
 Eaves Storage = 1.39 sq m / 15 sq ft  
 Approximate Gross Internal Area = 185.99 sq m / 2002 sq ft  
 (Including Eaves Storage)



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, 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 property is also a short cycle from the majestic open spaces of Royal Richmond Park and Wimbledon Common.

This rarely available family home is in the catchment area for highly desirable primary schools most notably Burlington Ofsted Outstanding Infant school. Nearby secondary schools include Coombe Girls & Coombe Boys as well as various sought-after grammar, private and faith schools.

Start your moving story today by contacting FarleyWood.

EPC Rating B  
 Council Tax Band G

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		