

£700,000

Semi-Detached House
Freehold, Two Bedrooms

Poplar Grove

New Malden
KT3 3DN

FARLEYWOOD



- Chain-free
- Semi-detached
- Extended kitchen-diner
- Separate utility room with ground floor WC
- Generous garden
- First floor modern bathroom
- Quiet cul-de-sac location
- Close to sought-after schools
- Trains from New Malden to Waterloo in 24 minutes

Viewings by appointment only
www.farleywood.com



An immaculate, light-filled period home offering stylish, well-balanced living throughout.

The ground floor has been thoughtfully designed with a contemporary open-plan layout to the rear, centred around a beautifully extended, design-led kitchen and dining space. Expansive wall-to-wall bifold doors open directly onto a private, sun-filled garden, creating an exceptional setting for both everyday family life and entertaining.

To the front of the property, a separate reception room provides an additional comfortable and versatile living space, while a downstairs WC and utility room complete the ground floor accommodation.

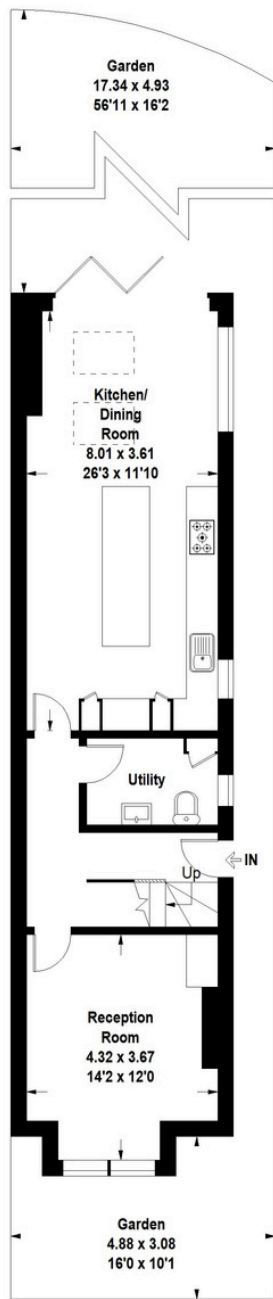
Upstairs, the property offers two generous double bedrooms, a modern family bathroom, and excellent loft storage. Further benefits include convenient side access to the garden.

Ideally positioned on a desirable tree-lined cul-de-sac, the property is within easy walking distance of the station, High Street and several highly regarded schools.



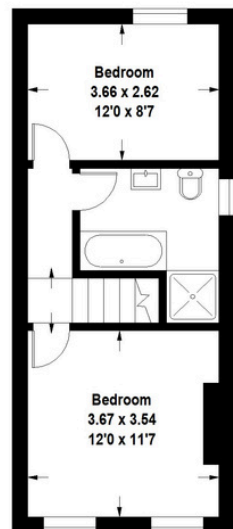


Approximate Gross Internal Area = 92.34 sq m / 994 sq ft



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



First Floor

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. Most notably Coombe Girls Secondary School is just a few minutes walk away.

Start your moving story today by contacting FarleyWood.

EPC Rating D - Council Tax Band D