

£1,175,000

Freehold, Semi-Detached
Four Bedroom House

Dukes Avenue

New Malden
KT3 4HR

FARLEYWOOD

- Chain-free
- Tastefully renovated
- Extended kitchen-diner
- Driveway parking
- South-facing garden
- Ground floor WC and utility room / pantry
- Excellent transport links and local amenities
- Located close to sought-after schools

Viewing by appointment only
www.farleywood.com

An exceptional Edwardian home, recently renovated with a keen eye for design, offering beautifully presented accommodation in 'Beverley Hills', one of New Malden's most sought-after locations. Behind its attractive façade, the house combines original character with carefully considered contemporary updates. The ground floor centres around a stunning design-led open-plan kitchen, dining and family space, complemented by a separate utility room and WC. Pocket doors allow opening up the living room to create one impressive entertaining space or closing it off for a more intimate setting, while sliding doors from the kitchen open onto a beautifully landscaped south-facing garden. Arranged over three floors, the house offers four well-proportioned bedrooms and two stylish modern bathrooms, all finished to a high standard. There is potential to further extend the loft room to make a larger principal bedroom suite or additional bedroom. Ideally located just moments from Beverley Park, within catchment for several highly regarded schools including Burlington Primary School, and only a short walk from New Malden station and High Street.

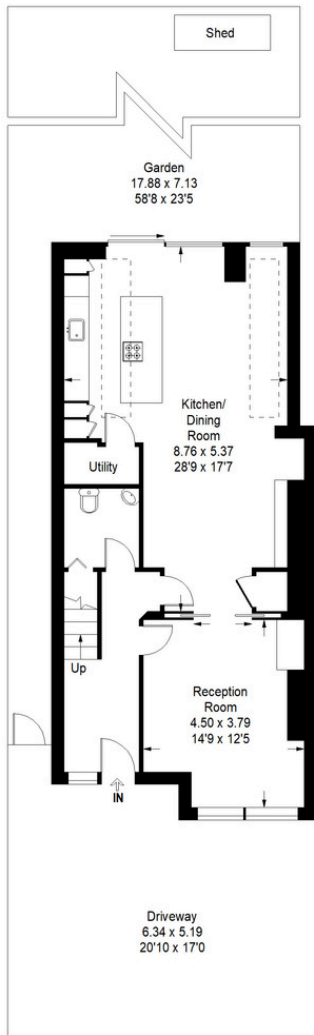






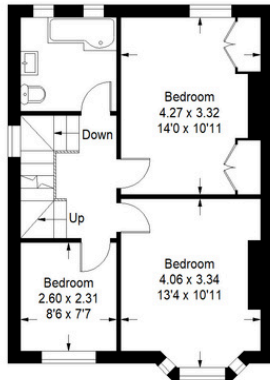




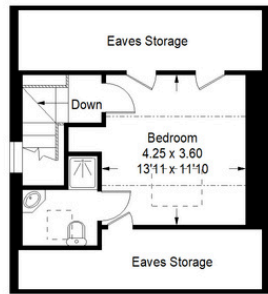


Ground Floor

Area Excluding Eaves Storage = 141.58 sq m / 1524 sq ft
 Eaves Storage = 15.98 sq m / 172 sq ft
 Approximate Gross Internal Area = 157.56 sq m / 1696 sq ft
 (Including Eaves Storage)



First Floor



Second 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.

Start your moving story today by contacting FarleyWood.

EPC C
 Council Tax Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

