

£725,000

Detached Freehold House
Three Bedrooms

Egerton Road

New Malden
KT3 4AP

FARLEYWOOD

- Driveway parking
- Kitchen-diner
- Spacious living room
- Ground floor cloakroom (WC)
- South facing garden with side access
- Highly coveted 'Beverley Hills' area
- Excellent schools in close proximity
- High Street amenities and New Malden station close by

Viewing by appointment only
www.farleywood.com

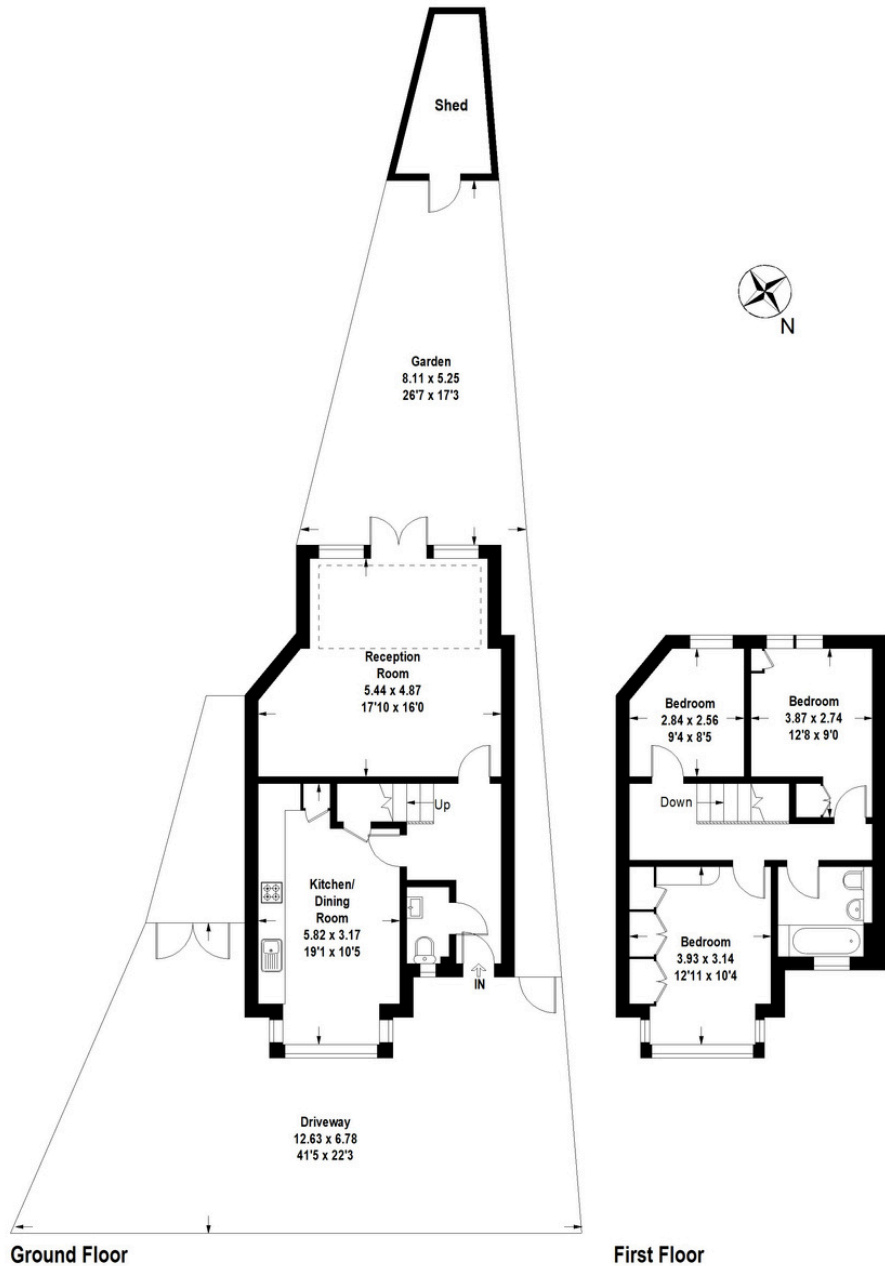
This rarely available detached three-bedroom home is situated on a quiet residential street in the highly sought-after Beverley Hills area, a short walk to excellent local amenities. The ground floor features a generous living room opening directly onto a low-maintenance, south-facing garden, complemented by a well-proportioned kitchen-diner. A cloakroom and utility area add valuable everyday practicality. Upstairs, both the principal and second bedrooms benefit from built-in storage, while the third single bedroom is ideally suited as a home office or nursery. Externally, the property enjoys a large driveway, side access and useful storage space. Situated close to Burlington Infant School (rated Outstanding) this location offers convenient access to New Malden Station (24 minutes to London Waterloo) and the High Street.







Approximate Gross Internal Area = 91.79 sq m / 988 sq ft



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 home is a short cycle from the majestic open spaces of Richmond Park and Wimbledon Common. In the catchment for highly desirable primary and secondary schools, most notably the Outstanding Ofsted rated Burlington Infant school. Nearby secondary schools include Coombe Girls, Coombe Boys, and various highly sought-after grammar, private and faith schools.

Start your moving story today by contacting FarleyWood.

Council Tax Band E
EPC Rating C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		