

£1,250,000

Semi-detached, Freehold
Five Bedrooms

Sussex Rd

New Malden
KT3 3PY

FARLEYWOOD

- Over 2000 sqft
- Two reception rooms
- Ground floor shower room
- Separate utility
- Impressive principal bedroom suite
- Driveway parking and professionally landscaped garden
- Spacious rooms with high ceilings and period features
- High street, amenities and station in close proximity

Viewing by appointment only

www.farleywood.com

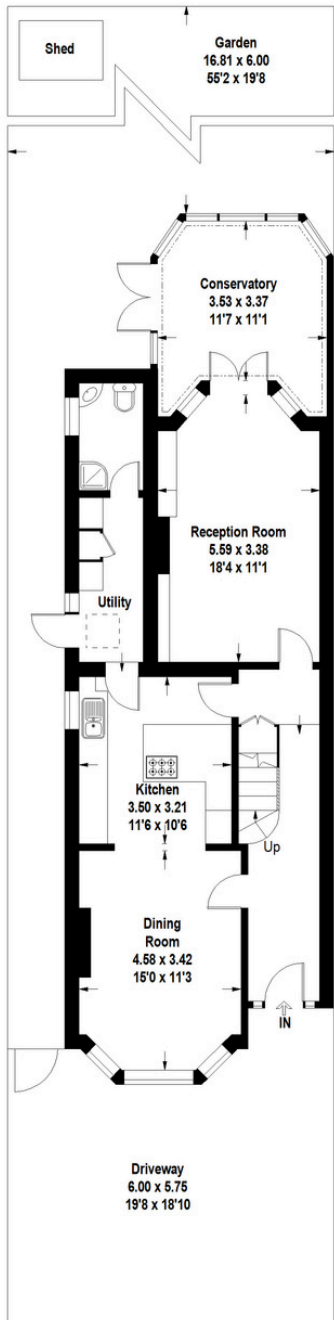
An elegant and spacious period home offering over 2,000 sq ft of thoughtfully extended living space, combining original character with modern touches across three floors. Set back with driveway parking and a beautifully landscaped rear garden, it features high ceilings, period detailing and a sense of light and volume. Generous proportions and excellent storage are featured throughout, with well-sized reception rooms, a separate utility, ground floor shower room, and a carefully designed loft conversion forming a striking principal suite. Ideally positioned close to the high street, amenities and transport links, this is a stylish, substantial home with a strong sense of place.





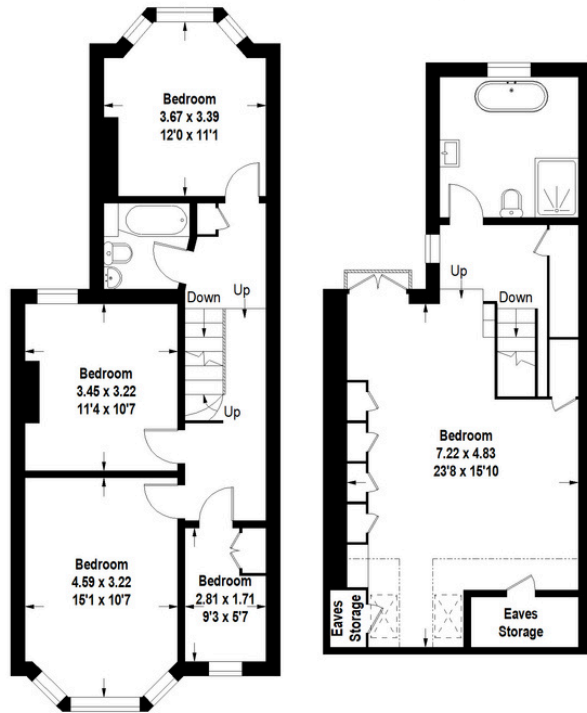




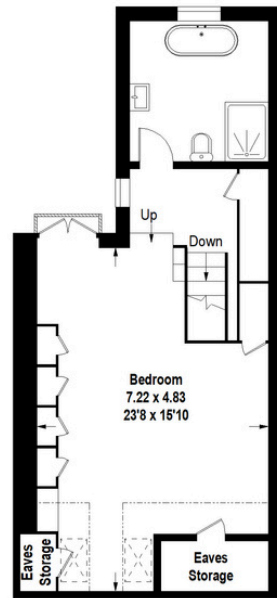


Ground Floor

Area Excluding Eaves Storage = 185.89 sq m / 2001 sq ft
 (Excluding Eaves Storage)
 Approximate Gross Internal Area = 189.14 sq m / 2036 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, 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 close to several parks and a short cycle from the majestic open spaces of Royal Richmond Park and Wimbledon Common.

In the catchment for highly desirable primary and secondary schools. 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.

EPC Rating D Council Tax Band E

New Malden



by FarleyWood