

FARLEYWOOD

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£1,350,000

**Freehold, Semi-detached
Five-Bedroom House**

CHESTNUT GROVE

**New Malden
KT3 3JJ**

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- Beautifully renovated Victorian home
- Over 2000 sqft
- Two living rooms and kitchen-diner
- Large studio in the c. 66 ft long garden
- Outdoor kitchen
- Off-street parking
- In catchment for sought-after schools
- Close to the High Street and train station

Viewing by appointment only

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An elegant five-bedroom home, beautifully presented with sophisticated, modern interiors and a high standard of finish throughout.

The ground floor offers a flexible layout for family life, with two separate living rooms in addition to the kitchen-diner. Across the upper floors are five well-proportioned bedrooms, including a spacious principal suite on the top floor with a walk-in wardrobe and shower room.

Outside, the property benefits from off-street parking to the front. The rear garden includes an outdoor kitchen and substantial studio, adding useful additional space for entertaining, working from home or a gym.

With its calm, considered interiors and generous proportions, this is a particularly well-finished family home, very close to New Malden station and High Street, as well as highly regarded local schools.

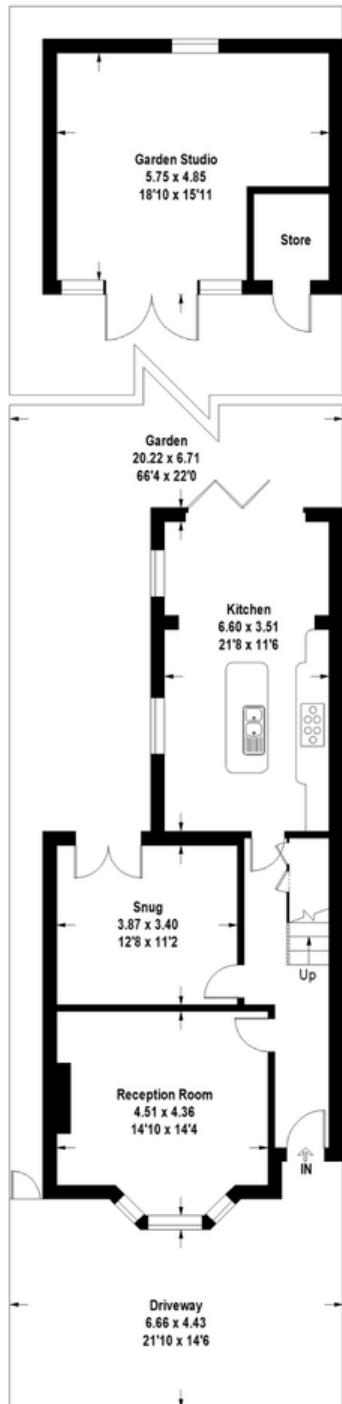




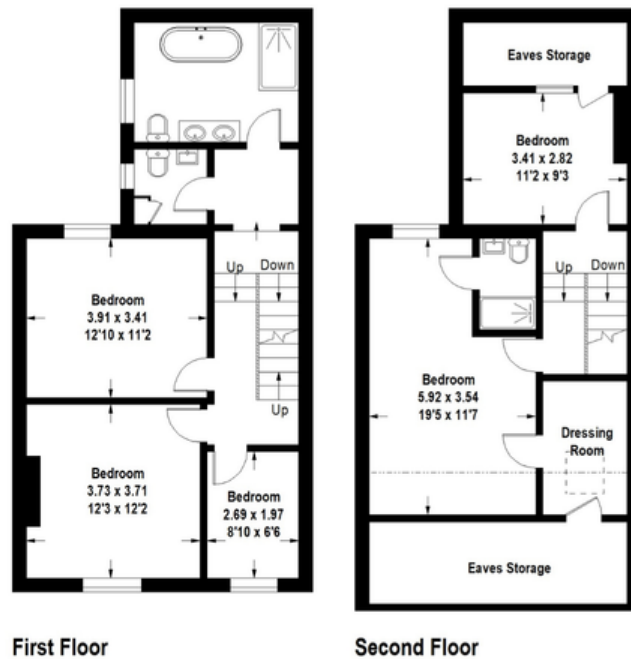
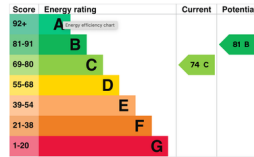








Area Excluding Eaves Storage = 195.00 sq m / 2099 sq ft
 Eaves Storage = 17.19 sq m / 185 sq ft
 Garden Studio = 28.15 sq m / 303 sq ft
 Approximate Gross Internal Area = 212.18 sq m / 2284 sq ft



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, 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 G

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A stylized, hand-drawn map of Wimbledon, London, featuring various landmarks and activities. The map includes labels for Richmond Park, Coombe, Kingston, Wimbledon, Christ Church Avenues, The Groves, Hampton Court Palace, New Malden, Beverley Park, The Peerage, Beverley Hills, and Motspur Park. Illustrations include a deer, a golfer, a tennis court, a woman walking a dog, a bee, a child on a bicycle, a house, a public library, a tree, a bowl of food, a donut, and a person running.

by Farley Wood