

£995,000

End-of-terrace, Freehold
Four Bedrooms

Beverley Road

New Malden
KT3 4AW

FARLEYWOOD

- Modern extended kitchen-diner
- Office
- Utility room
- Cloakroom & WC
- Garage with dropped kerb
- Principal bedroom with en-suite shower room
- Moments from Ofsted Outstanding Burlington Infant school
- High street, amenities and station nearby

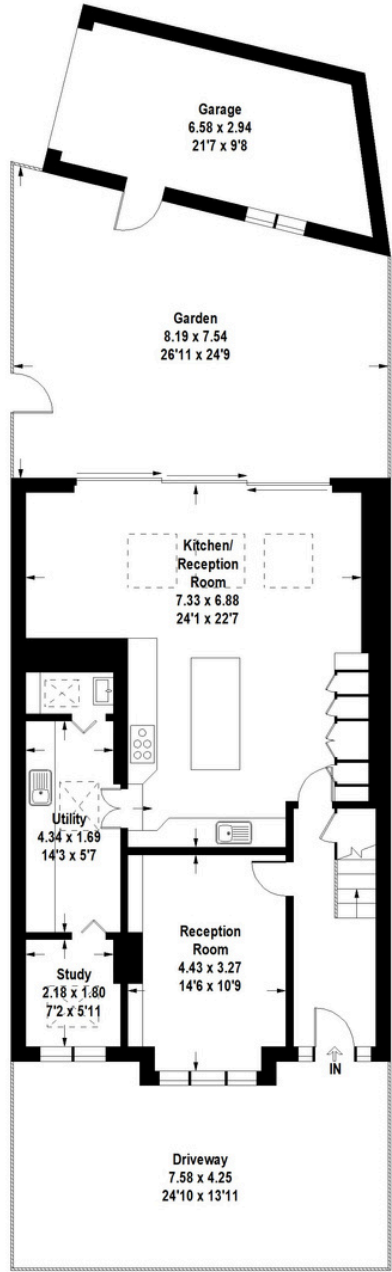
An attractive and fully extended Edwardian four bedroom home offering impressive ground floor space, including a side return kitchen extension featuring a separate office, utility room and ground floor cloakroom. The layout flows from a front reception room through to a wide, light filled kitchen dining space. The sliding glass doors open onto a modern garden with access through to the garage. Upstairs, the first floor provides three bedrooms and a well appointed family bathroom, while the loft has been converted into a calm principal bedroom with fitted eaves storage and a modern shower room. Set on a residential road, a stones throw from the Ofsted Outstanding Burlington Infant School, the property is also within easy reach of Beverley Park, New Malden High Street and station.



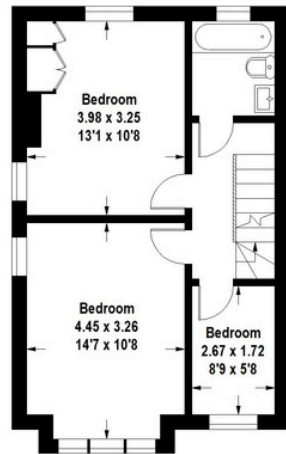




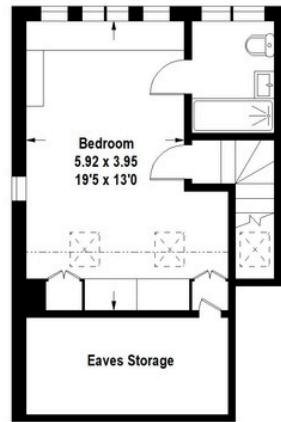
Area Excluding Eaves Storage & Garage = 155.24 sq m / 1671 sq ft
 Eaves Storage = 8.27 sq m / 89 sq ft
 Garage = 17.84 sq m / 192 sq ft
 Approximate Gross Internal Area = 181.34 sq m / 1952 sq ft
 (Including Eaves Storage & Garage)



Ground Floor



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 stone's throw away from Beverley Park 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, most notably the Outstanding Ofsted rated Burlington Infant and Junior 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 C - Council Tax Band D

Viewings by appointment only
www.farleywood.com