Blagdon Road · New Malden · £825,000



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Freehold, Terraced
Four-Bedroom House

BLAGDON ROAD

New Malden
KT3 4AL

FARLEYWOOD

- 1400 sq ft + 4-bedroom house
- Recent loft extension
- Ground floor WC and utility space
- Potential to extend on the ground floor
- Short walk from the High Street and the station
- Close by Burlington Infant School (Ofsted Outstanding)

Viewing by appointment only
www.farleywood.com

An inviting four-bedroom home in the heart of New Malden, offering over 1,400 sq ft of well-proportioned accommodation, with period features and ample storage throughout.

A welcoming panelled hallway with period features leads through to a bright and spacious living room. A generous dining room and separate kitchen sit alongside a ground-floor WC and utility space. There is scope for a ground-floor extension, subject to the usual planning consents. On the upper floors are four bedrooms, two modern bathrooms plus a walk in wardrobe or storage room.

Ideally positioned within a short walk of New Malden High Street, with its cafés, shops and restaurants, this charming family home is also close to local schools, including Burlington Infant and Junior Schools. Nearby parks and convenient transport links make this a popular family neighbourhood.





























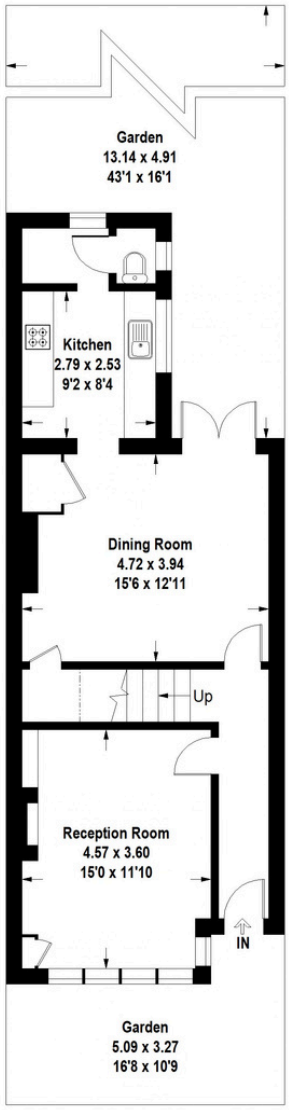




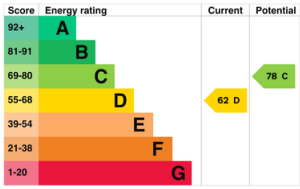




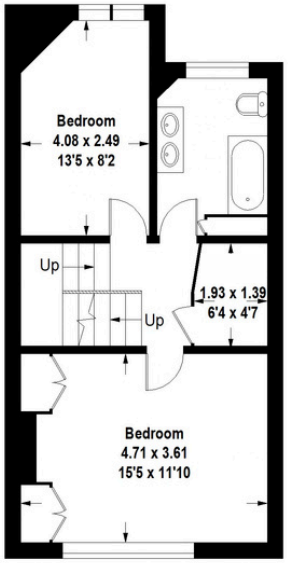
Area Excluding Eaves Storage = 132.57 sq m / 1427 sq ft
Eaves Storage = 5.85 sq m / 63 sq ft
Approximate Gross Internal Area = 138.42 sq m / 1490 sq ft
(Including Eaves Storage)



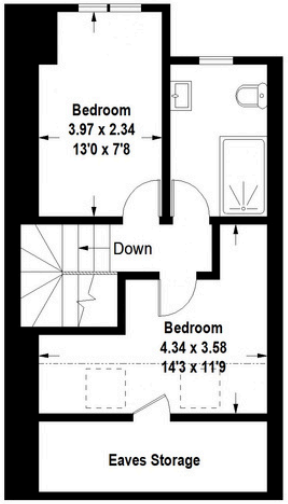
Ground Floor







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 D
Council Tax Band D

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