

Arthur Road · New Malden · £500,000

A modernisation project in the heart of Motspur Park



£500,000

Freehold, Terraced
Three-Bedroom House

ARTHUR ROAD

New Malden
KT3 6LX

FARLEYWOOD

- A rare opportunity to renovate and create your perfect family home (STPP)
- Chain-free
- Driveway parking

- c. 79ft long private garden with back access
- Ground floor WC
- Beautiful outlook onto Kings College Grounds
- Close to Motspur Park High Street and train station

Viewing by appointment only
www.farleywood.com

An exciting opportunity to create a beautiful family home in a peaceful cul-de-sac, with Sir Joseph Hood Memorial Park on the doorstep. The setting is a real highlight, with the house overlooking beautiful open grounds and being surrounded by greenery. The property also benefits from a c. 79ft rear garden with useable back access and driveway parking to the front.

Offering almost 1100 sq ft of space inside, the house has generous proportions throughout, including a ground floor WC and conservatory, with plenty of scope to modernise and extend on the ground floor and into the loft, subject to the usual planning consents.

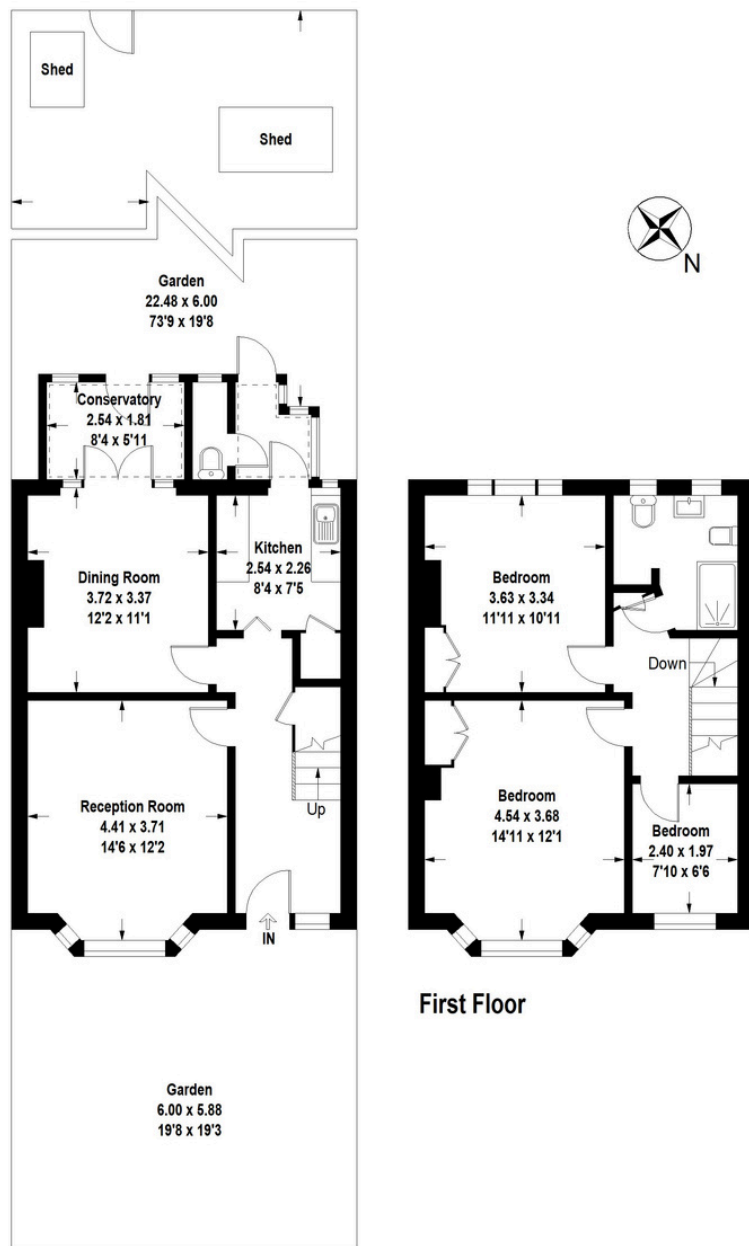
Motspur Park High Street and station are just a short walk away, with direct trains into Waterloo, making this friendly neighbourhood a convenient and well-connected spot for family life. Offered to the market chain-free.







Approximate Gross Internal Area = 101.91 sq m / 1097 sq ft



Ground Floor

First 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

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 F

Council Tax Band E

FARLEYWOOD

Richmond Park

Coombe

Kingston

Wimbledon

Christ Church Avenues

The Groves

Hampton Court Palace

New Malden

Beverley Park

The Peerage

Beverley Hills

Motspur Park

Farley Wood

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