

Blagdon Rd · New Malden · £695,000

A family home in a prime central New Malden location



£695,000

**Freehold, Terraced
Three-Bedroom House**

BLAGDON ROAD

**New Malden
KT3 4AE**

FARLEYWOOD

- Chain-free
- Excellent location close to the High Street
- Scope for rear and loft extensions (STPP)

- Two reception rooms plus kitchen
- Spacious bedrooms
- In catchment for sought-after schools

Viewing by appointment only
www.farleywood.com

A spacious three-bedroom home in an excellent New Malden location, offering generous proportions throughout and plenty of potential to modernise and extend. The ground floor features a separate living room, dining room, and kitchen, with well-proportioned rooms and scope to extend across the rear to create a larger kitchen-dining space, subject to the usual consents. Upstairs are three good-sized bedrooms and a family bathroom, with further potential to extend into the loft (STPP).

Outside, the property benefits from a generous c. 60ft long rear garden with back access. Ideally positioned on Blagdon Road, in very close proximity to New Malden High Street and station, this property is also in catchment for highly regarded local schools.

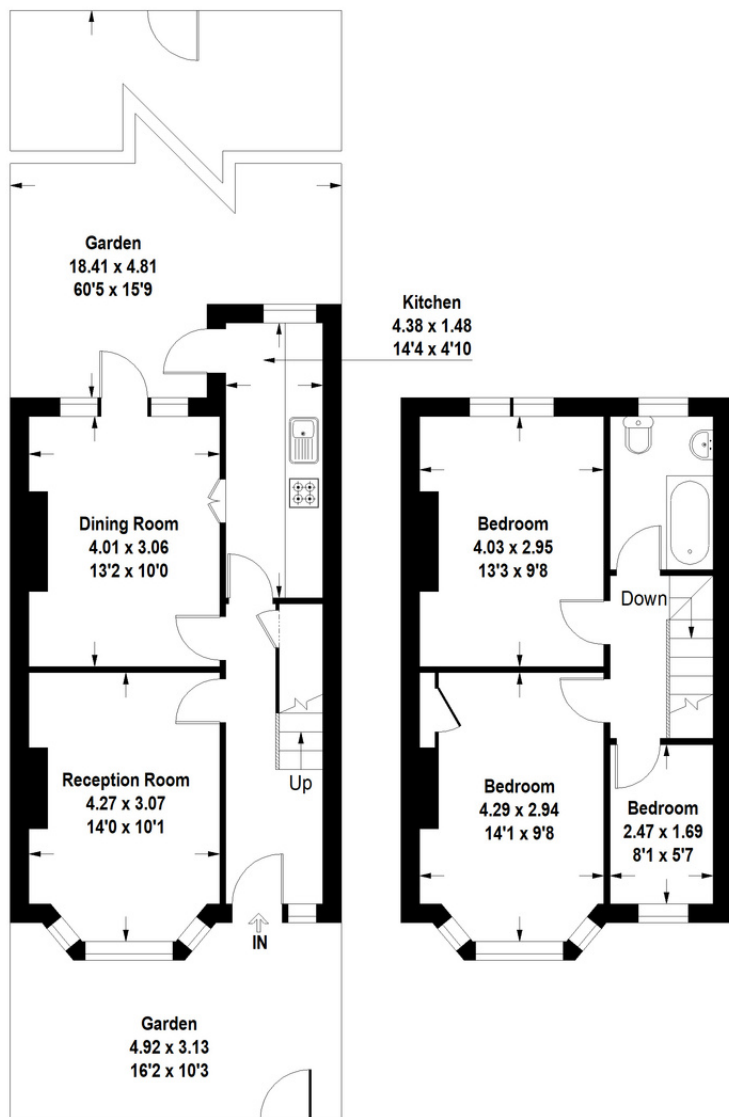
Offered to the market chain-free.







Approximate Gross Internal Area = 78.04 sq m / 840 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		70 C
55-68	D	56 D	
39-54	E		
21-38	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.

Please note that the furniture and furnishings in some photographs have been computer generated for illustrative purposes.

Start your moving story today by contacting FarleyWood.

EPC D

Council Tax Band D

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New Malden

