

Queens Rd · New Malden · £725,000



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Freehold, Terraced
Three-Bedroom House

QUEENS ROAD

New Malden
KT3 6BX

FARLEYWOOD

- Beautifully renovated Victorian home
- Three well-proportioned bedrooms
- Separate front living room
- Private rear garden with back access

- Kitchen-diner with adjoining utility space
- Three bathrooms, including a ground-floor shower
- Luxurious principal suite across the top floor
- In catchment for sought-after schools

Viewing by appointment only
www.farleywood.com

A beautifully renovated Victorian home, with c. 1,183 sq ft of space thoughtfully arranged across three floors.

The ground floor features a separate front living room, alongside a kitchen-diner, utility space and useful shower room. The kitchen has been recently updated and forms a comfortable everyday space for dining and family life, with direct access out to the private rear garden.

Across the upper floors are three well-proportioned bedrooms and two further bathrooms. The top floor has been particularly well designed, creating a luxurious principal suite with a calm, considered finish.

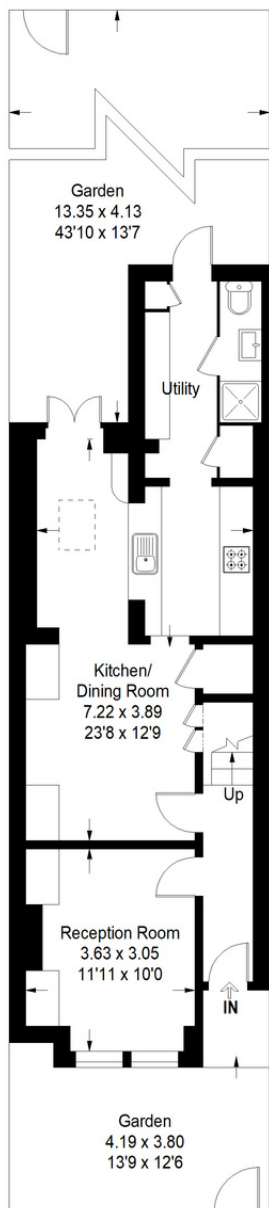
Recently renovated throughout, the interiors feel cohesive, while retaining the character and proportions of the original Victorian house. With plenty of space across all three floors and a private garden to the rear, the property is exceptionally well presented and ready to move into.





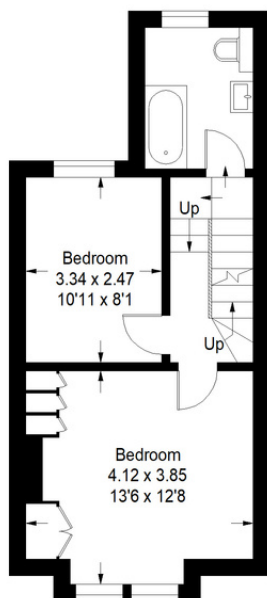
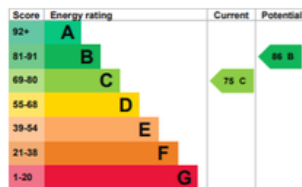




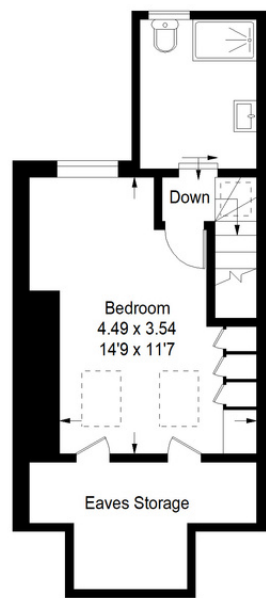


Ground Floor

Area Excluding Eaves Storage = 110.37 sq m / 1188 sq ft
 Eaves Storage = 6.97 sq m / 75 sq ft
 Approximate Gross Internal Area = 117.33 sq m / 1263 sq ft
 (Including Eaves Storage)



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 C

Council Tax Band D

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