

£630,000

**Freehold, Terraced
Three-Bedroom House**

MELROSE GARDENS

**New Malden
KT3 3HQ**

FARLEYWOOD

- Chain-free
- Quiet cul-de-sac
- Scope for rear and loft extensions (STPP)

- Kitchen-diner and separate living room
- Ground floor WC
- In catchment for sought-after schools

Viewing by appointment only
www.farleywood.com

A spacious three-bedroom home in a convenient New Malden location, offering well-proportioned accommodation throughout and a private rear garden. The ground floor features a separate living room to the front, a ground floor WC and a kitchen-dining room to the rear with potential for significant extension. Upstairs are three good-sized bedrooms and a family bathroom, with further potential to extend into the loft, subject to the usual consents. Outside, the property benefits from a private rear garden, while a nearby pedestrian and cycle path provides particularly easy access to New Malden High Street, station and local amenities. There is also an EV charging point on the street outside the property.

Well-positioned for highly regarded local schools and offered to the market chain-free.







Approximate Gross Internal Area = 81.38 sq m / 876 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.



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

FARLEYWOOD

New Malden

