

£750,000

Freehold, Terraced
Three-Bedroom House

Elm Road

New Malden
KT3 3HN

FARLEYWOOD

Viewing by appointment only
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- Extended kitchen with bifolding glass doors
- Open-plan double reception room
- Ground floor WC
- Convenient built-in storage
- Period features
- West-facing garden with pizza oven
- Potential to extend into the loft (STPP)
- In catchment for sought-after schools

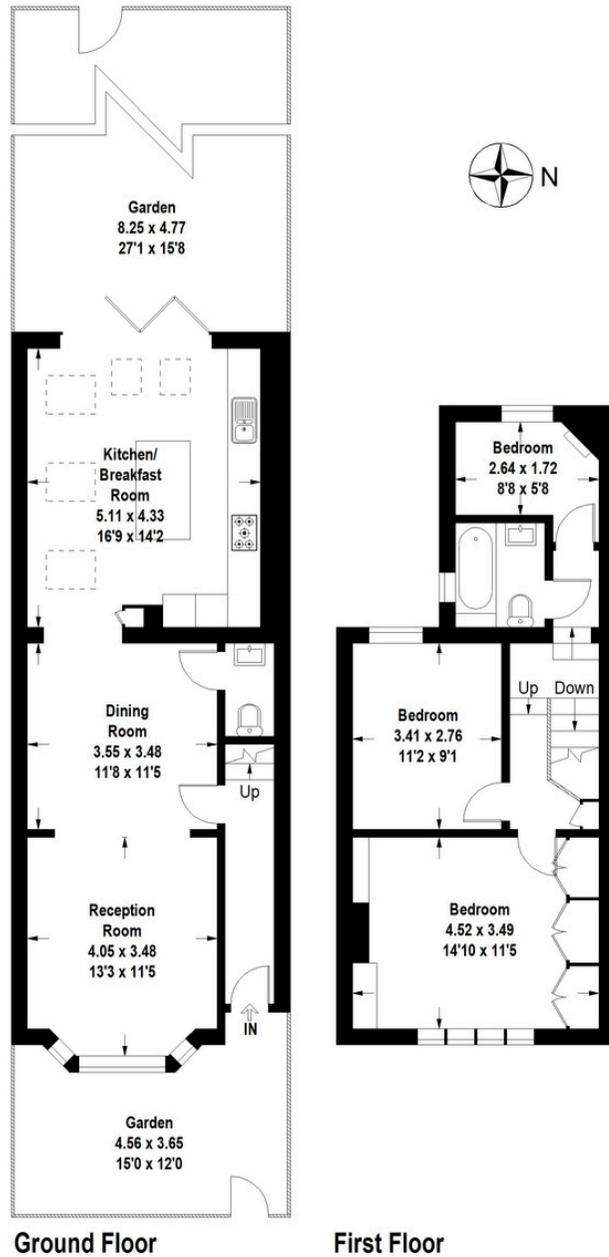
This impeccably presented family home offers a stylish blend of practical and contemporary living. The generous double reception room, featuring a wood-burning stove, provides versatile living and dining spaces and is complemented by a convenient ground floor WC. The spacious kitchen has been thoughtfully extended with bi-folding glass doors that open onto a landscaped west-facing garden. Perfect for entertaining, the ground floor connects seamlessly from the elegant double reception room at the front through to the extended kitchen and garden at the rear, with a patio, pizza oven and BBQ area creating an ideal space for outdoor dining. Upstairs, the principal bedroom is generous and light-filled with built-in storage and a charming period fireplace. The first floor is completed by a second double bedroom, a nursery or home office, and a modern family bathroom. There is scope to extend into the loft (subject to the usual consents) to create a fourth bedroom and an additional bathroom in future. Tastefully decorated throughout, this home feels light, balanced, and thoughtfully designed. Ideally located close to highly regarded schools, the property is within easy walking distance of New Malden Station (approximately 24 minutes to London Waterloo) and vibrant High Street.







Approximate Gross Internal Area = 99.40 sq m / 1070 sq ft



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

New Malden



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