

£950,000

Freehold, Semi-Detached House

Coombe gardens

New Malden, KT3 4AA

FARLEYWOOD

- Halls adjoining, semi-detached home
- Four bedrooms
- Three bathrooms (two ensuite)
- Off-street parking
- Ground floor cloakroom

- Highly coveted 'Beverley Park' residential area
- High street, amenities and station in close proximity
- Located close to sought-after schools

Viewings by appointment only
www.farleywood.com

A spacious four bedroom Edwardian-style home, designed and built a decade ago. This family home features contemporary interior spaces, characterised by versatile open plan living and under floor heating throughout the ground floor and bathrooms. Located on an enduringly popular tree-lined residential road, close to Burlington Primary School and the many amenities and transport links that New Malden has to offer.




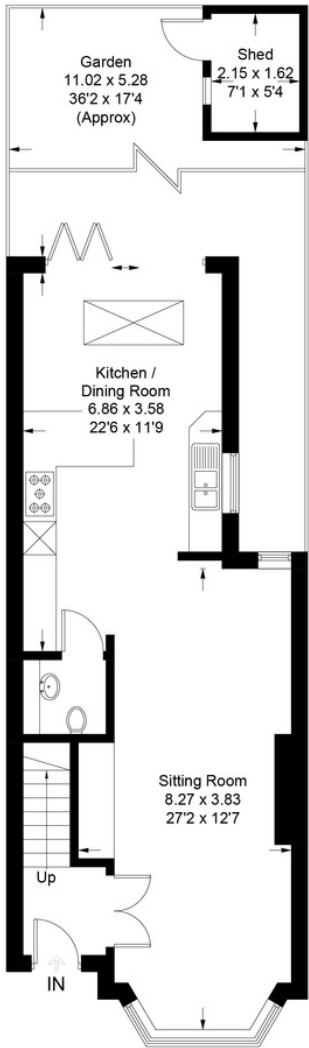




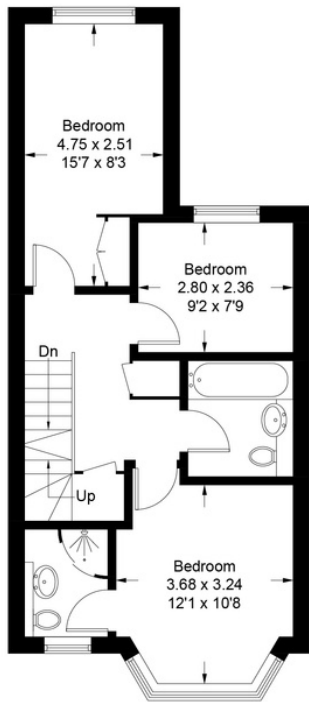
Approximate Gross Internal Area = 140.9 sq m / 1517 sq ft
 Shed = 3.4 sq m / 36 sq ft
 Total = 144.3 sq m / 1553 sq ft



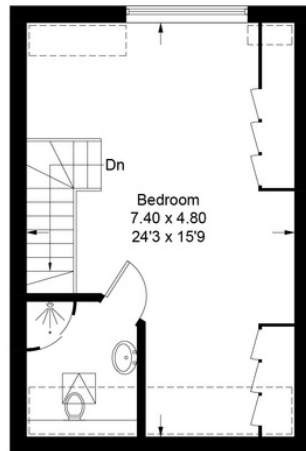
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second Floor

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



New Malden has a welcoming community spirit, 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 walk away from Beverley Park and a cycle from the majestic open spaces of Royal Richmond Park and Wimbledon Common.

In the catchment for highly desirable primary and secondary schools, most notably the Outstanding Ofsted rated Burlington Infant school. Nearby secondary schools include Coombe Girls, Coombe Boys, and various highly sought-after grammar, private and faith schools.

Start your moving story today by contacting FarleyWood.
 EPC Rating C & Council Tax Band F

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID870892)