

£850,000

Terraced, Freehold

Beverley Road

New Malden, KT3 4AW

FARLEYWOOD

- Four bedroom home
- Driveway parking
- Period features
- Ground floor cloakroom
- Design-led family living space
- Principal bedroom with en-suite
- Excellent schools in very close proximity
- High street, amenities and station nearby

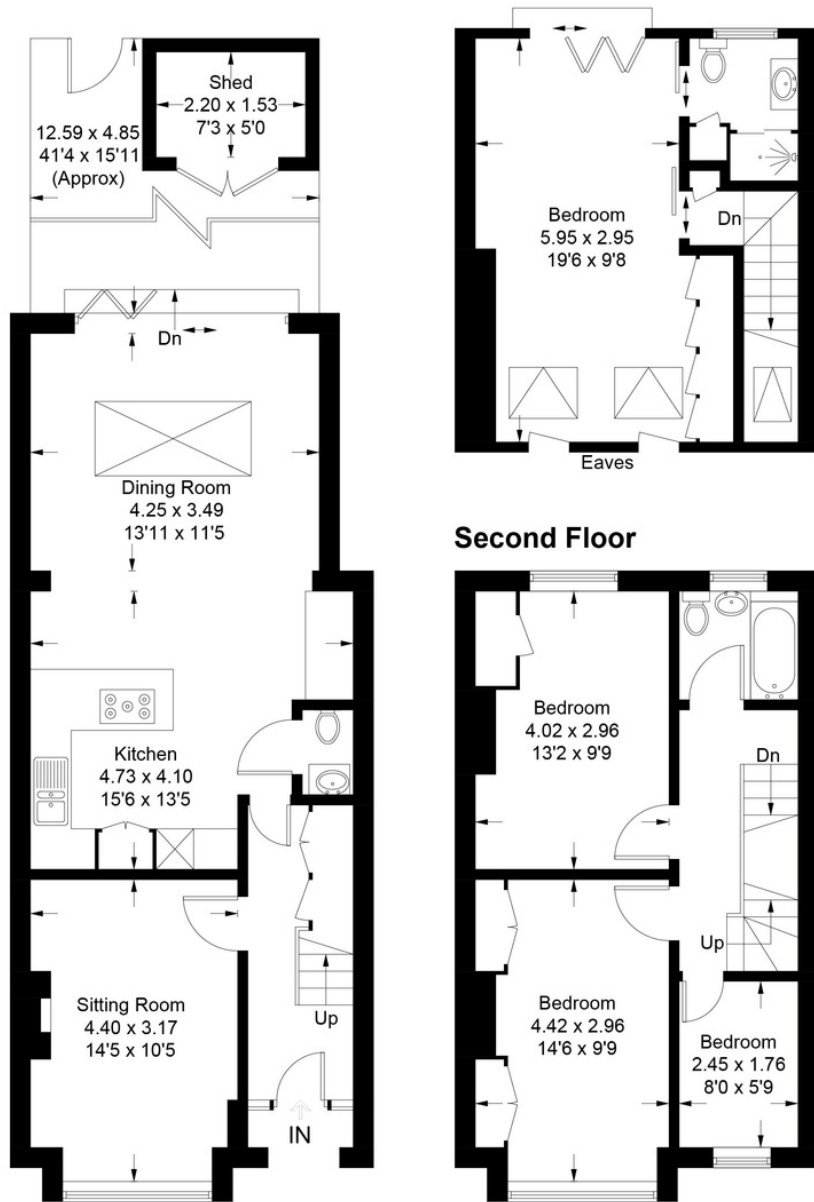
Alluring classical Edwardian features are married with contemporary finishes in this impressive home. Ornate high ceilings and period fireplaces juxtapose perfectly with modern, open-plan, light-filled family living. Positioned moments from the Outstanding Ofsted rated Burlington Infant school, on a tree-lined residential road, this stylish house is a short walk from the open spaces of Beverley Park, New Malden High Street and station.







Approximate Gross Internal Area = 123.7 sq m / 1331 sq ft
 Shed = 3.4 sq m / 36 sq ft
 Total = 127.1 sq m / 1367 sq ft



Ground Floor

First Floor

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. (ID872746)



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 stone's throw away from Beverley Park and a short 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.

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EPC Rating C

Council Tax Band D

Viewings by appointment only

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		