

# Malden Hill

Freehold, Semi-Detached  
Four Bedroom Home

New Malden  
KT3 4DR

# FARLEYWOOD

- Nearly 100ft long landscaped garden
- Driveway parking for two cars
- Rear garage with vehicle access
- Utility / boot room and cloakroom
- Design-led finishes
- Highly coveted 'Beverley Park' residential area
- Excellent schools nearby
- High street and station in close proximity

Viewing by appointment only

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Remarkable design and practical living spaces are encapsulated within this substantial period semi-detached home. The wall-to-wall sliding glass doors enable the dining area to flow seamlessly from the kitchen dining room out on to a paved patio and the attractively landscaped c.97 ft long garden. A rear lane allows vehicle access to a private garage at the end of the garden. Located on a premier tree-lined residential road close to the open spaces of Beverley Park and a short walk from New Malden high street and station, this immaculate family home will delight and impress.





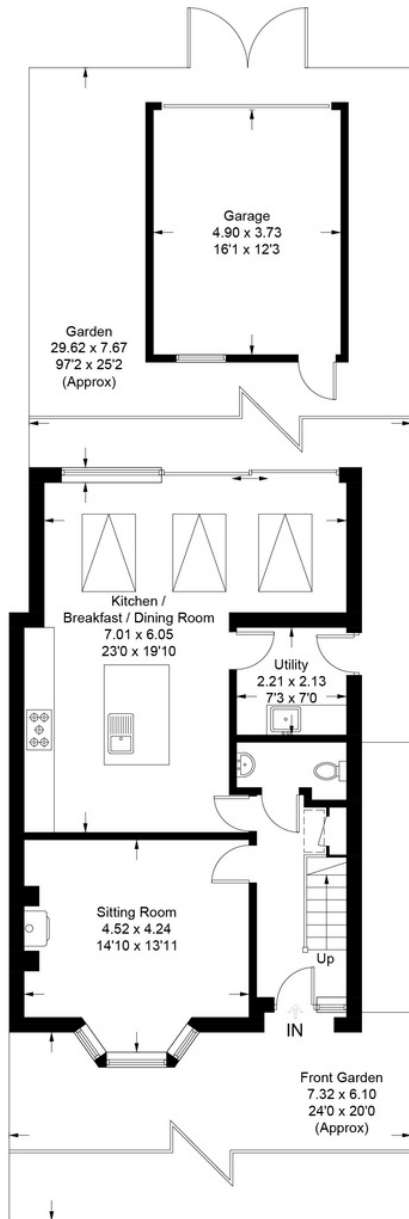




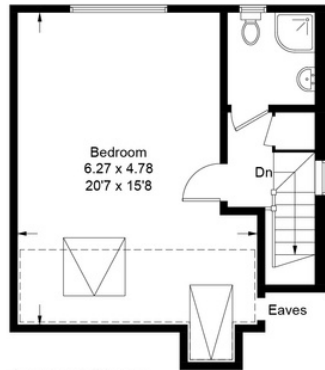
Approximate Gross Internal Area = 157.5 sq m / 1695 sq ft  
 Garage = 18.4 sq m / 198 sq ft  
 Total = 175.9 sq m / 1893 sq ft



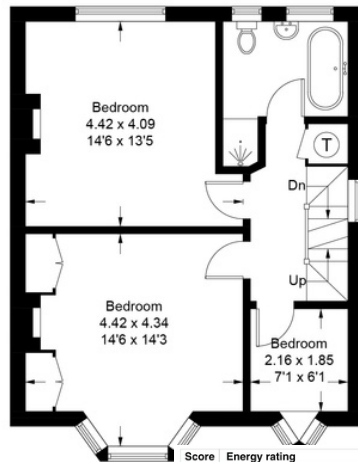
= Reduced headroom below 1.5m / 5'0



Ground Floor



Second Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	59   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 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.

Start your moving story today by contacting FarleyWood.  
 EPC Rating D  
 Council Tax band F