

£675,000

Freehold, Semi-Detached
Three bedrooms

Blagdon Road

KT3 4AE

FARLEYWOOD

- Semi-detached
- Side access to mature garden
- Two reception rooms
- Opportunity to extend (STPP)
- Located moments from Burlington Infant School (Rated Outstanding by Ofsted)
- Views of Blagdon Park
- Short walk to high street and station

Viewing by appointment only

www.farleywood.com

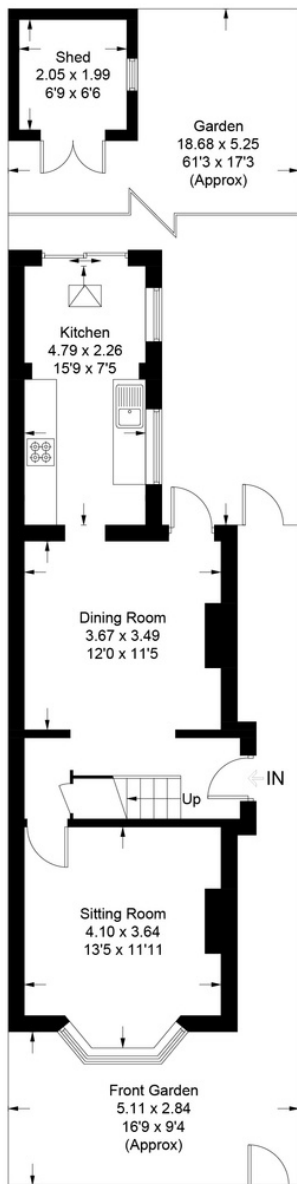
This semi-detached, three-bedroom period home in the heart of New Malden has been well-maintained and is decorated in a neutral palette. The versatile layout of this house, combined with the potential to be extended (STPP) makes this property ideal for a growing family. Conveniently located on a tree-lined, residential road, moments from Burlington Primary school and the many amenities and transport that New Malden has to offer.





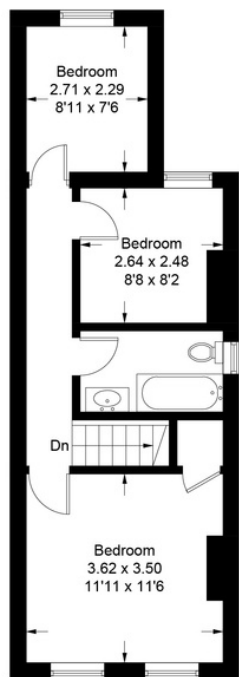


Approximate Gross Internal Area = 84.5 sq m / 909 sq ft
 Shed = 4.1 sq m / 44 sq ft
 Total = 88.6 sq m / 953 sq ft



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		871 B
69-80	C		
55-68	D	561 D	
39-54	E		
21-38	F		
1-20	G		



First Floor



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 quick cycle to 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 D

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. (ID896528)