

# £635,000

Freehold, End of Terrace  
Three bedrooms

## Burlington Road

KT3 4LP

# FARLEYWOOD

- End of Terrace
- Side access to garden and garage
- Driveway parking
- Significant opportunity to extend (STPP)
- Open-plan kitchen with under floor heating
- Located moments from Burlington Primary School
- Short walk to high street, new town square, amenities and New Malden station

Viewing by appointment only

[www.farleywood.com](http://www.farleywood.com)

An attractive three-bedroom period property in the heart of New Malden that offers light and spacious living. The heart of this home is a family-sized kitchen-dining room that is delightfully warmed by under floor heating. Bi-folding doors lead out to a landscaped garden that houses a private garage, currently used as a utility room and garden store. With the opportunity to extend (STPP) this home can grow with your family and is conveniently located within the catchment for several sought-after schools, most notably Burlington Infants (rated Outstanding by Ofsted).













Approximate Gross Internal Area = 101.3 sq m / 1090 sq ft  
 Garage = 11.7 sq m / 126 sq ft  
 Total = 113.0 sq m / 1216 sq ft



Ground Floor

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 moments away from Burlington Road. Golf courses, cricket, rugby and health clubs are located nearby. This property is a very short walk away from several local parks 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 and various highly sought-after grammar, private and faith schools.

Start your moving story today by contacting FarleyWood.  
 EPC Rating D, Council Tax Band E

plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearing before making decisions reliant upon them. (ID906809)