

£1,075,000

Four Bedrooms
Freehold

Hoppingwood Avenue

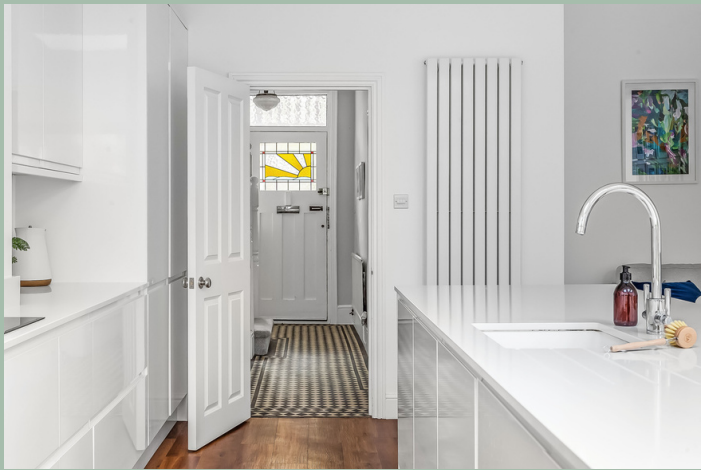
New Malden
KT3 4JX

FARLEYWOOD

- Semi-detached with side access
- Driveway parking
- Period features
- Ground floor cloakroom
- Design-led extended kitchen-diner
- Spacious principal bedroom with en-suite
- Excellent schools in close proximity
- High street, amenities and station nearby


An immaculate semi-detached Edwardian home with adjoining halls, that offers a highly desirable combination of style, space and location. The impressive kitchen-family room is perfect for entertaining and flows seamlessly to a generous c.70ft long garden. The modern minimalist colour palette throughout the interior creates expansive, comfortable spaces that are filled with natural light. Enviably positioned in the 'Christ Church' enclave of New Malden, this remarkable property is a short walk away from the high street, station, and sought-after schools.

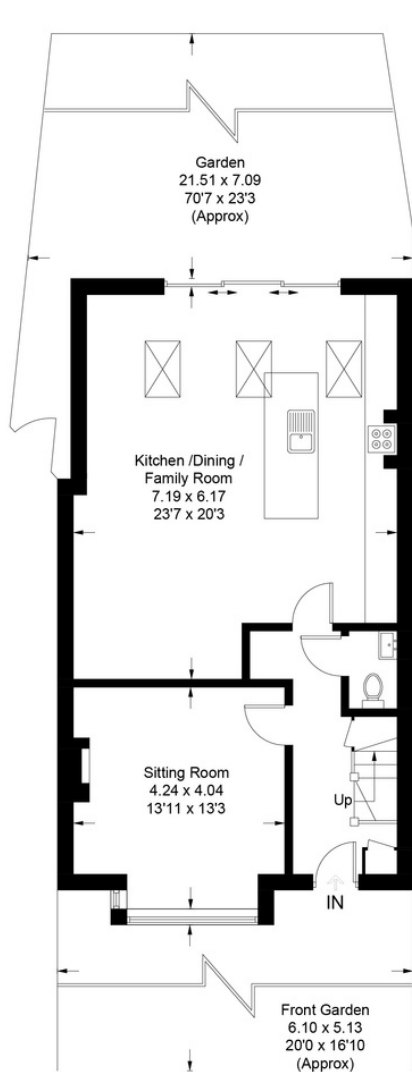




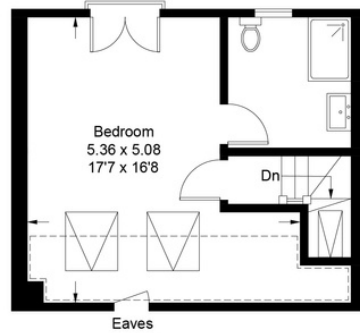


Approximate Gross Internal Area
144.9 sq m / 1560 sq ft

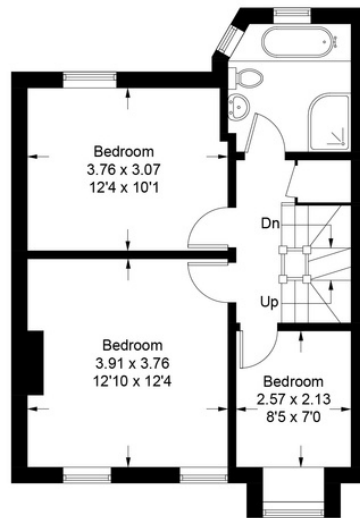
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



Second 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, golf courses, cricket, rugby and health clubs. This property is also a short cycle from the majestic open spaces of Richmond Park and Wimbledon Common.

This rarely available family home is in the catchment area for highly desirable primary schools. 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 E

Viewings by appointment only

www.farleywood.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. (ID948281)