

£895,000

Semi-Detached
Freehold

Penrith Road

New Malden
KT3 3QR

FARLEYWOOD

Viewing by appointment only

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- Impressive double reception room
- Extended kitchen-diner
- Off-street parking within garage to the rear of c.73 ft garden
- Halls adjoining
- Three double bedrooms
- Additional office / nursery / dressing room
- Period features
- Architect drawings available for loft space potential to extend

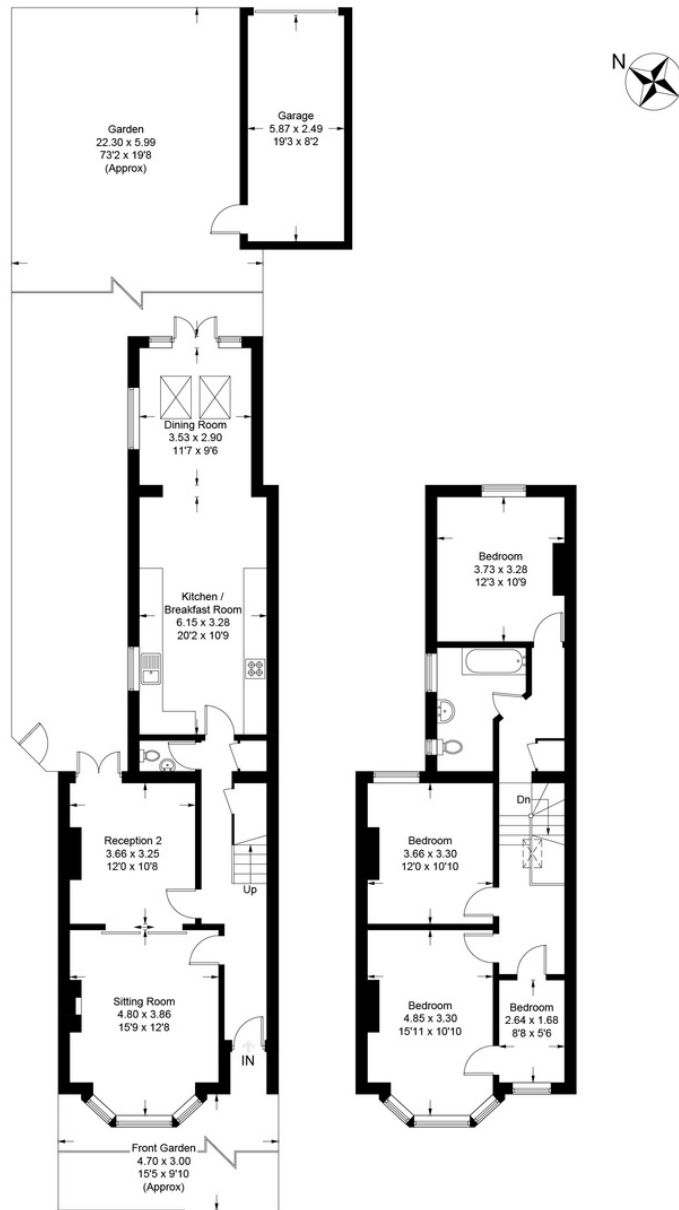
Extending over 1500 sqft this alluring home of generous proportions will inspire and delight. Wonderful period features such as high ceilings, intricate coving and bay windows blend with modern finishes resulting in an elegant family home. French doors lead out from the extended kitchen-diner to a lawned garden. A garage to the rear is accessible through the garden and from Montem Road, for car parking or storage. Upstairs, three double bedrooms are complimented by an additional dressing room, nursery or office. Architect drawings for a potential loft conversion are available upon request.







Approximate Gross Internal Area = 142.0 sq m / 1528 sq ft
 Garage = 14.6 sq m / 157 sq ft
 Total = 156.6 sq m / 1685 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. (ID950618)



New Malden has a welcoming community spirit, restaurants, local shops, a monthly farmers' market, pubs and cafes. Fantastic local sports facilities include a leisure centre, golf courses, cricket, rugby and health clubs. This home is a short cycle from the majestic open spaces of Richmond Park and Wimbledon Common.

In the catchment for highly desirable primary and secondary 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 D and Council Tax Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		