

£800,000
Elm Road
KT3 3HP

Freehold Four Bedroom Semi-Detached Home

FARLEYWOOD

ALTERNATIVE ESTATE AGENCY
NEW MALDEN & COOMBE



- Four bedrooms
- Semi-detached
- West facing garden
- Extending over 1570 sq. ft.
- Two receptions, kitchen & dining room

- Two bathrooms
- Side access to garden
- Catchment area for excellent schools
- Highly coveted 'Groves' residential area
- Chain free

An Edwardian home of impressive proportions that unfolds spacious, light-filled rooms. Plentiful family living space, a luxurious roll top bath and stunning fireplace await. A splendid principal bedroom suite and three further bedrooms compliment this chain free family home.

Viewing by appointment only

www.farleywood.com



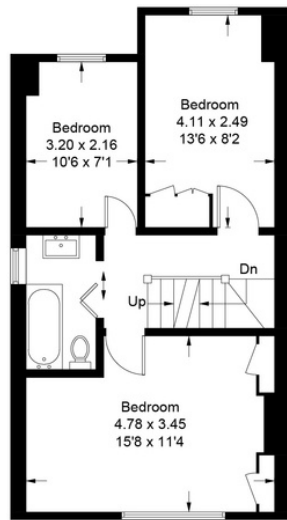




Approximate Gross Internal Area = 142.9 sq m / 1538 sq ft
 Shed = 3.5 sq m / 38 sq ft
 Total = 146.4 sq m / 1576 sq ft



Ground Floor



First Floor



Second 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. (ID829734)



Elm Road is located on an enduringly popular pocket of New Malden, a short distance from the high street, station, and Royal Richmond Park.

New Malden has a welcoming community spirit, fantastic sports facilities, golf courses, farmers market, restaurants, local shops, supermarkets, pubs and cafes.

This home in the catchment for highly sought-after primary and secondary schools.

Start your moving story today by contacting FarleyWood.

EPC Rating E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		