

# £750,000

## Freehold, Three Bedroom House

# Blagdon Road

## New Malden, KT3 4AL

- Three double bedrooms
- Two spacious reception rooms
- Stylish family bathroom
- Charming garden
- Architect drawings to remodel the existing loft room to two double bedrooms and a bathroom
- Recently installed double glazed windows
- Located moments from Burlington Infant School (Rated Outstanding by Ofsted)
- Close to Beverley Park
- Excellent transport and local amenities
- Significant opportunity to extend (STPP)

# FARLEYWOOD

ALTERNATIVE ESTATE AGENCY  
NEW MALDEN & COOMBE



Modern, light and spacious living spaces. Located on a tree-lined, residential road, moments from Burlington Primary school and the many amenities and transport that New Malden has to offer.

Viewing by appointment only

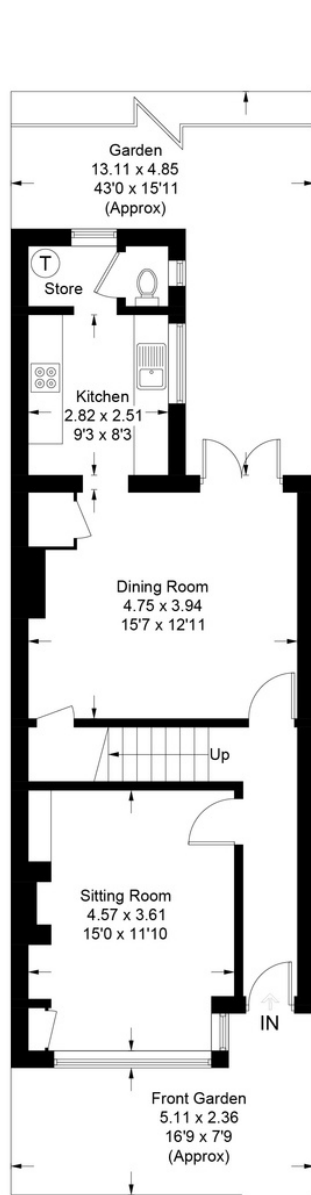
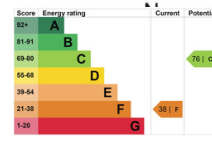
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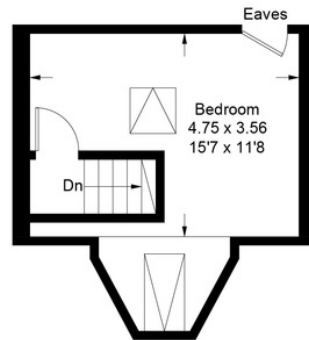




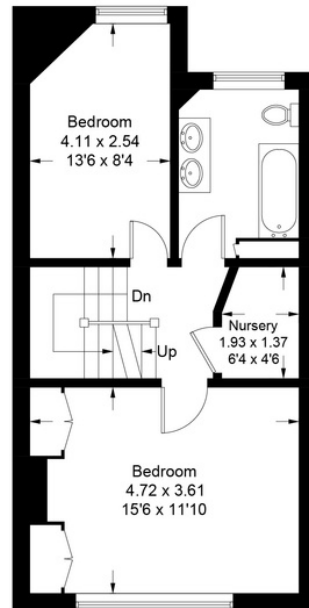
Approximate Gross Internal Area = 118.9 sq m / 1280 sq ft



**Ground Floor**



**Second Floor**



**First Floor**



This 1909 Edwardian period home has versatile living spaces that have the potential to expand with your family. A classical reception room with large bay window of rarely seen proportions beautifully encapsulates this fine home.

Conveniently located, close to New Malden station and the amenities of New Malden's high street. In close proximity to the large open space of Beverley Park this family home also benefits from nearby Richmond Park and Wimbledon Common.

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

This property is in the catchment for highly sought-after primary and secondary schools, most notably the Outstanding Ofsted rated Burlington Infant school. Nearby secondary schools include Coombe Girls, Coombe Boys, Holy Cross and various highly sought-after grammar schools.

Start your moving story today by contacting FarleyWood.

EPC Rating F.

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. (ID827870)