

£1,050,000

Semi-detached Freehold
Four Bedrooms

Malden Hill Gardens

New Malden
KT3 4DS

FARLEYWOOD

- Double reception room plus extended kitchen
- Driveway parking
- Design-led garden room

- Landscaped garden
- Highly coveted 'Beverley Park' area
- Located close to sought-after schools
- Excellent transport links and local amenities

Viewing by appointment only
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This alluringly classical Edwardian home exudes warmth and sophistication. A series of spacious rooms on the ground floor are separated by double doors, allowing a flow of open plan living or distinct zones. The extended kitchen-diner leads out to a landscaped garden and an impressive garden room with internet, air con/ heating. Enviably positioned on Malden Hill Gardens, a quiet tree-lined residential location, this stylish house is moments away from the open spaces of Beverley Park. A short walk from the New Malden station, high street, Burlington primary school and local amenities.



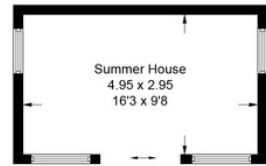




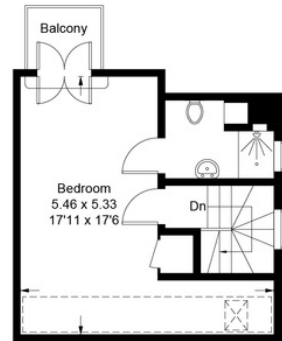
Approximate Gross Internal Area = 143.5 sq m / 1545 sq ft
 Summer House = 14.6 sq m / 157 sq ft
 Total = 158.1 sq m / 1702 sq ft



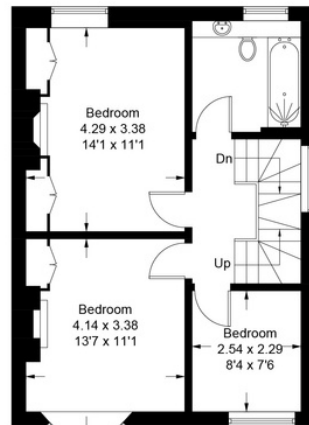
= Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)



Second Floor



First Floor



Ground Floor

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 65 D | 79 C |
| 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. (ID961776)



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 home is a stone's throw away from Beverley Park and a short cycle from the majestic open spaces of Royal Richmond Park and Wimbledon Common.

In the catchment for highly desirable primary and secondary schools, most notably the Outstanding Ofsted rated Burlington Infant school. 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 F.



New Malden

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