

# £725,000

Terraced, Freehold  
Three Bedrooms

## Melrose Gardens

New Malden  
KT3 3HQ

# FARLEYWOOD

- Extended kitchen-family room
- Three bedrooms
- Separate living room
- Opportunity to extend (STPP)

- Quiet residential cul-de-sac
- Short walk to high street, station and amenities
- Moments from 'The Cut' pedestrian and cycle path
- Excellent transport links and schools nearby

Viewing by appointment only

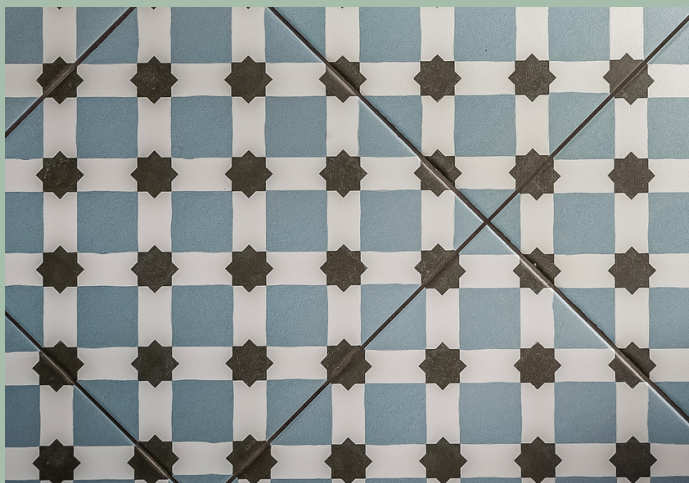
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A stylish light-filled three bedroom family home with the opportunity to further extend into the loft (STPP). The attractive living room with period fireplace and bay window, is complimented by a modern open-plan kitchen family room. Bi-folding doors lead out to a versatile landscaped garden with rear access.

Enviably positioned in the 'Groves' area of New Malden and moments from 'The Cut', this charming house is a short walk from the high street, station and highly sought-after schools.

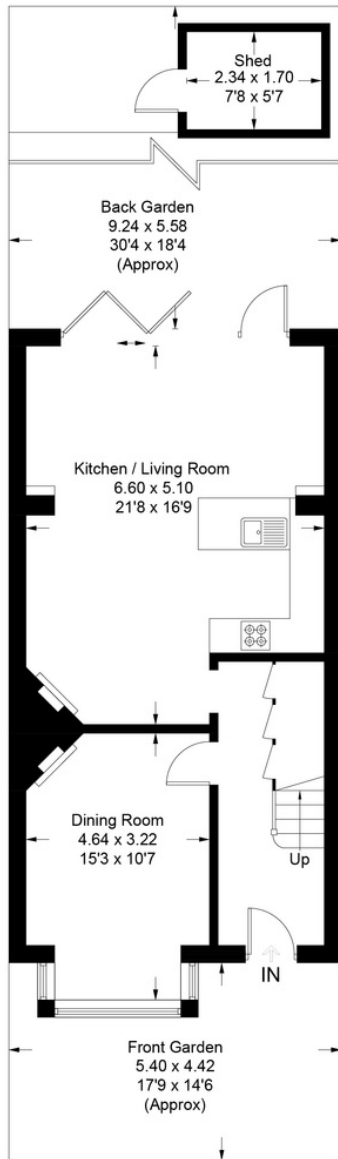




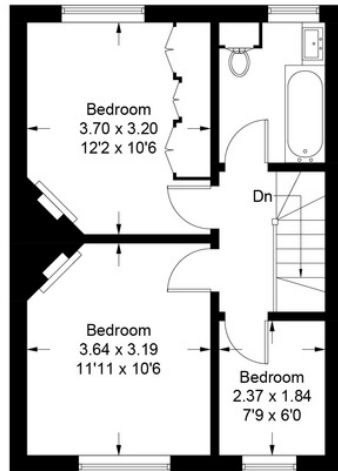


Approximate Gross Internal Area = 96.4 sq m / 1038 sq ft  
 Shed = 4 sq m / 43 sq ft  
 Total = 100.4 sq m / 1081 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	80 C
39-54	E		
21-38	F		
1-20	G		



**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. (ID971816)



New Malden has a welcoming community spirit, a monthly farmers' market, restaurants, independent shops, 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 Raynes Park and the majestic open spaces of Richmond Park & Wimbledon Common.

Located in a desirable cul-de-sac, this family home is in the catchment for highly favoured primary and secondary schools, most notably Christ Church Primary school and Coombe Infants. 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 D