

£500,000

Queen's Road

FARLEYWOOD

Two Bedroom Terraced House

New Malden, KT3 6BX

Viewing by appointment only

www.farleywood.com

- A rare opportunity to extend and create your perfect family home (STPP)
- Two reception rooms
- Separate kitchen and conservatory
- c.48ft garden with store room
- Chain free
- Located close to sought-after schools
- Excellent transport links and local amenities

An exciting opportunity to design your dream family home in this chain free period property. There is significant potential to extend the kitchen to the rear and create an additional bedroom and bathroom in the loft (STPP). Located on a tree-lined, residential road with a fantastic community spirit, this house is conveniently close to the high street and station.





The open plan feel to this home lends itself to a great entertaining space on the ground floor. The generous first floor bathroom and bedrooms are awaiting your style and vision.

The garden store room provides a unique opportunity to set-up an additional office space if desired.



Approximate Gross Internal Area = 77.7 sq m / 836 sq ft
 Outbuilding = 6.7 sq m / 72 sq ft
 Total = 84.4 sq m / 908 sq ft



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. (ID857547)



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 short walk to 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.

Do you have some vision? This project is definitely for you! Start your moving story today by contacting FarleyWood. EPC rating D