

# £685,000

## Three Bedroom Freehold House

# Cavendish Road

## New Malden, KT3 6DE

# FARLEYWOOD

- Chain free
- Spacious open-plan living
- Off-street parking
- Potential to extend (STPP)
- Located close to sought-after schools
- Excellent transport links and local amenities

Viewing by appointment only

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Wonderfully proportioned, this stylish property with driveway parking has a generous ground-floor living space that flows through to a south-east facing garden. Offering all the hallmarks of a great family home, there are opportunities to further extend (STPP), if desired.

Ideally positioned on a quiet residential road, the high street and New Malden station are found conveniently close by.













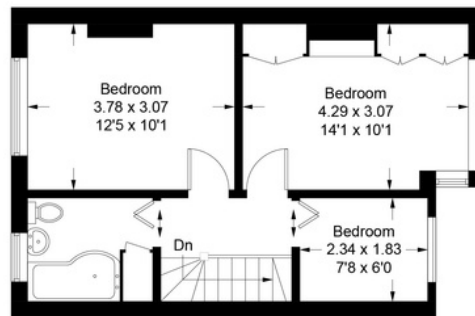
New Malden has a welcoming community spirit, a monthly farmers' market, restaurants, local shops, pubs and cafes. Fantastic local sports facilities include a leisure centre, golf courses, cricket, rugby and health clubs. This home is a stone's throw away from Beverley Park and a short cycle from the 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.

Approximate Gross Internal Area = 97.3 sq m / 1047 sq ft



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. (ID737131)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

EPC rating D.