

# £675,000

Semi-Detached Freehold  
Three-Bedroom Home

## Blagdon Road

New Malden  
KT3 4AN

# FARLEYWOOD

- Three bedrooms
- Off-street parking
- Semi-detached
- South facing garden
- Immaculate condition
- Opportunity to extend (STPP)
- Excellent transport and local amenities
- Located moments from Burlington Infant school (rated Outstanding by Ofsted)
- Chain free

A stylish three-bedroom period property with off-street parking and South facing, c. 46ft garden. Immaculately presented throughout, this beautiful home has significant potential to extend (STPP) to create a spacious kitchen-diner, bedroom and bathroom in the loft space and garden office if desired. Located on a tree-lined, residential road moments from Burlington primary school and close to New Malden high street and station.


Viewing by appointment only  
[www.farleywood.com](http://www.farleywood.com)

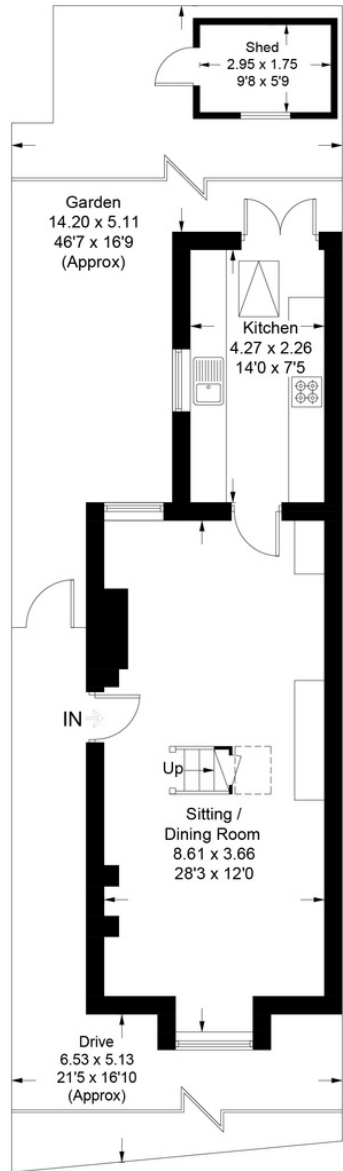




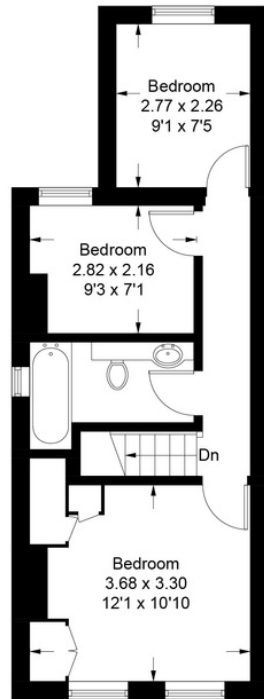


Approximate Gross Internal Area = 77.4 sq m / 833 sq ft  
 Shed = 5.2 sq m / 56 sq ft  
 Total = 82.6 sq m / 889 sq ft

 = Reduced headroom below 1.5m / 5'0"



**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. (ID780873)



Blagdon Road is conveniently located close to New Malden station and the amenities of New Malden's buzzing high street. In close proximity to Beverley Park and benefiting 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 Burlington Infants that is rated Outstanding by Ofsted.

Start your moving story today by contacting FarleyWood.

EPC Rating D.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		