

£975,000

End of Terrace Freehold

Kings Avenue

New Malden, KT3 4DU

FARLEYWOOD

- End of terrace four bedroom home
- Off-street parking
- Modern extended kitchen-diner
- Ground floor cloakroom
- Principal bedroom with ensuite
- Highly coveted 'Beverley Park' residential area
- High street, amenities and station in close proximity
- Located close to sought-after schools

Viewings by appointment only
www.farleywood.com

This light-filled four bedroom Edwardian home unfolds across three floors and is enviably located on Kings Avenue, an enduringly popular residential road positioned between the high street and Beverley Park. Thoughtfully extended and refurbished, the current owners have used a stylish muted palette throughout the interior. This sensitive renovation marries modern touches with handsome traditional features.





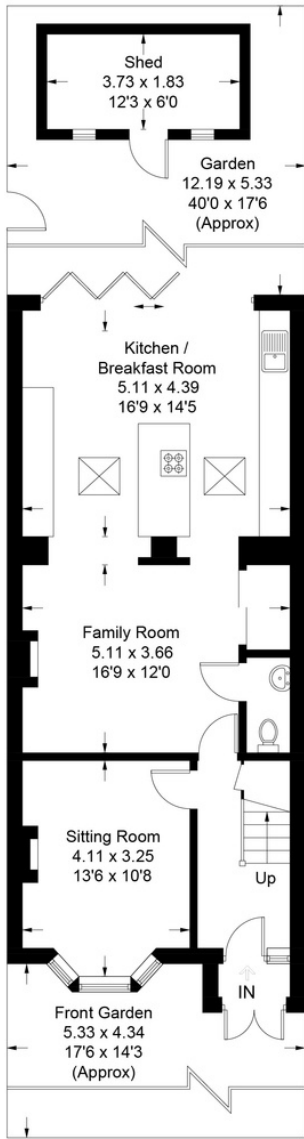


Approximate Gross Internal Area = 137.5 sq m / 1480 sq ft
 Garage = 6.9 sq m / 74 sq ft
 Total = 144.4 sq m / 1554 sq ft

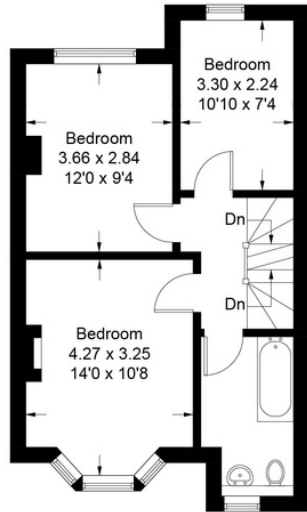
 = Reduced headroom below 1.5m / 5'0"



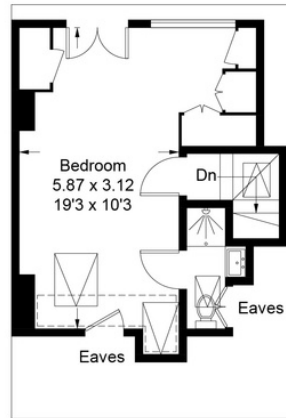
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second 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. (ID 858412)



The sunny south facing garden benefits from an Indian sandstone patio, lawn, garden storage and side access.

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 away from Beverley Park and a 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.

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 EPC Rating D