# £725,000

Semi-Detached Freehold
Three Bedrooms

# Egerton Road

New Malden
KT3 4AP

# FARLEYWOOD

- Quiet residential location
- South facing garden
- Driveway
- Side-access

- Significant opportunity to extend (STPP)
- Highly coveted 'Beverley Hills' area
- Excellent schools in close proximity
- High street amenities and station close by

Viewing by appointment only
www.farleywood.com

A light-filled, semi-detached home perfect for family living. Contemporary finishes include an invitingly neutral décor palette, elegant kitchen and thoughtful storage solutions throughout. This wonderful home provides the opportunity for future extension into the loft and at the rear (STPP), if desired.
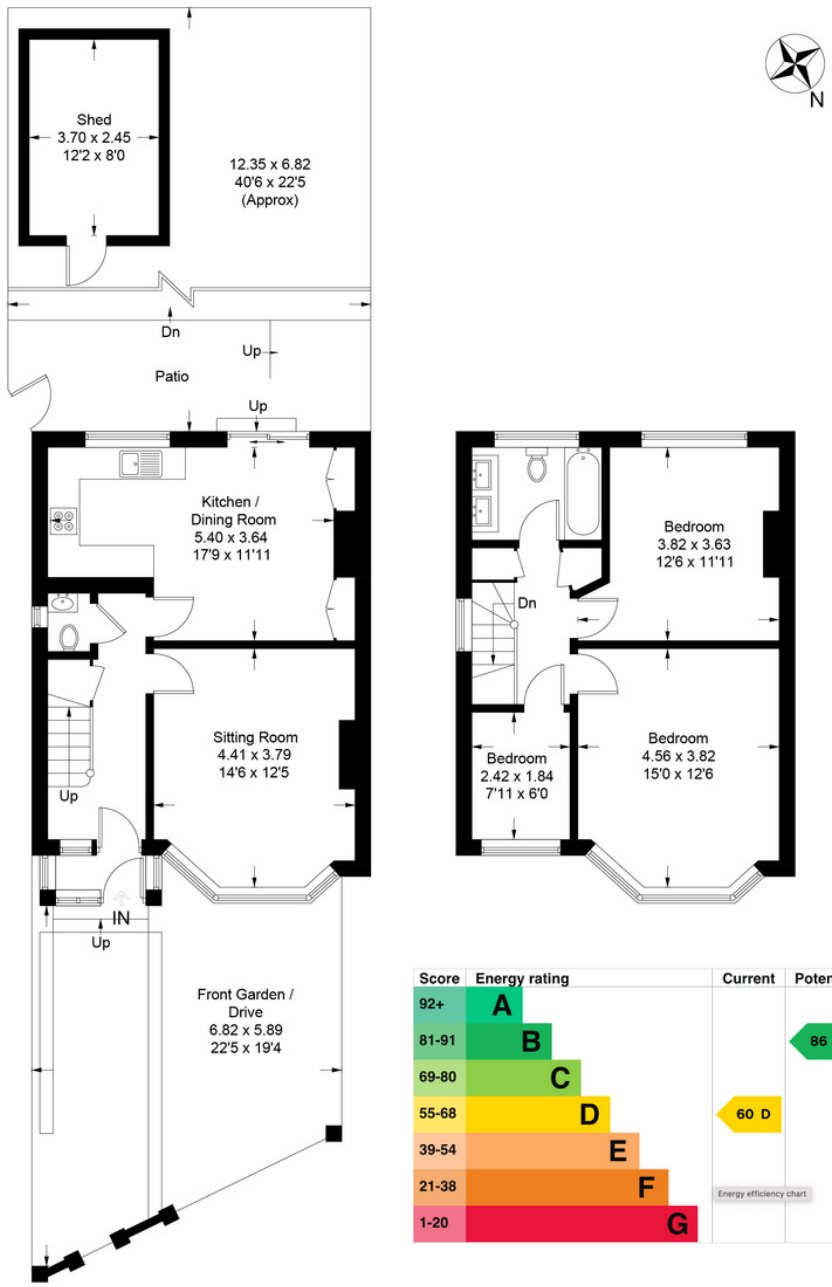
Positioned in a quiet residential road moments from the Outstanding Ofsted rated Burlington Infant school, this stylish house is a short walk from the open spaces of Beverley Park, New Malden High Street and station.

Approximate Gross Internal Area = 92.6 sq m / 997 sq ft
Shed = 9.1 sq m / 98 sq ft
Total = 101.7 sq m / 1095 sq ft

**Shed**
3.70 x 2.45
12'2 x 8'0

12.35 x 6.82
40'6 x 22'5
(Approx)

N

Dn

Up

Patio

Up

**Kitchen /
Dining Room**
5.40 x 3.64
17'9 x 11'11

Dn

**Bedroom**
3.82 x 3.63
12'6 x 11'11

**Sitting Room**
4.41 x 3.79
14'6 x 12'5

**Bedroom**
2.42 x 1.84
7'11 x 6'0

**Bedroom**
4.56 x 3.82
15'0 x 12'6

Up

IN

Up

**Front Garden /
Drive**
6.82 x 5.89
22'5 x 19'4

| Score | Energy rating | | Current | Potential |
|---|---|---|---|---|
| 92+ | A | | | |
| 81-91 | B | | | 86 B |
| 69-80 | C | | | |
| 55-68 | D | | 60 D | |
| 39-54 | E | | | |
| 21-38 | F | | | |
| 1-20 | G | | | |

Energy efficiency chart

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. (ID1011670)

Christ Church
Avenues

Sycamore Grove
Cambridge Ave
Roseberry Ave
Heppingwood Ave
Orchard Ave

The
Groves
Lime Grove
Poplar Grove
Elm Road
Chestnut Grove
Acacia Grove
Altric Ave

Beeline Way

Central London
Wimbledon
Raynes Park
24 minutes
to London
Waterloo

Beverley
Hills
Beverley Park

New Malden
Station
Dukes Ave
Hillbrow
Malden Hill Gardens
Park View
The Mount

Kingston

Tesco
Waitrose
Malden Hill
Howard Rd
Kings Ave
Coombe Gardens

Surbiton

The Cut

Richmond Park

Lidl

Blagdon Park

Library

Motspur Park

**New Malden**

www.farleywood.com

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 cycle from the majestic open spaces of 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.

Start your moving story today by contacting FarleyWood.

EPC Rating D and Council Tax Band E.