

£875,000

Semi-Detached Freehold
Four Bedrooms

Kings Avenue

New Malden
KT3 4DT

FARLEYWOOD

- Chain-free
- Deceptively spacious
- Driveway parking and side access
- Two bathrooms plus ground floor WC

- Extended kitchen-diner
- Principal bedroom with walk-in wardrobe
- Highly coveted 'Beverley Hills' area
- Excellent schools, high street and station close by

Viewing by appointment only
www.farleywood.com


A spacious, semi-detached family home that has driveway parking and side access to the c.62ft rear garden. Privacy is maximised by adjoining halls with the neighbouring property. A series of ground floor living spaces flow seamlessly, accommodating both open-plan and distinct living areas. The loft has been thoughtfully converted into a larger-than-average principal bedroom with ensuite bathroom and walk-in wardrobe. Located on a tree-lined, residential road in the sought-after 'Beverley Hills', this property is conveniently close to New Malden high street and station. The excellent local schooling options, friendly community spirit and Beverley Park attract many families to this neighbourhood.





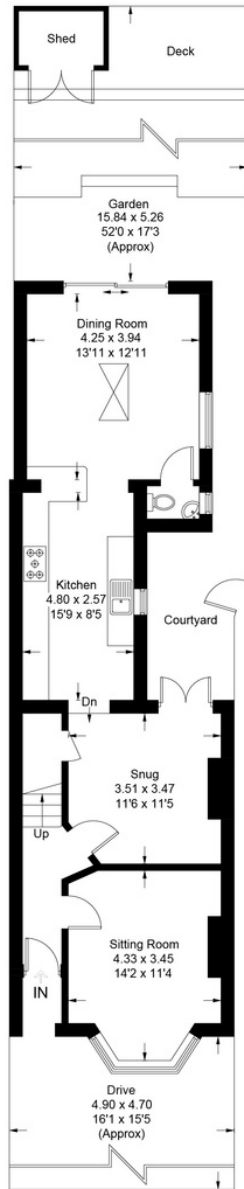


Approximate Gross Internal Area = 146.2 sq m / 1574 sq ft
(Excluding Shed)

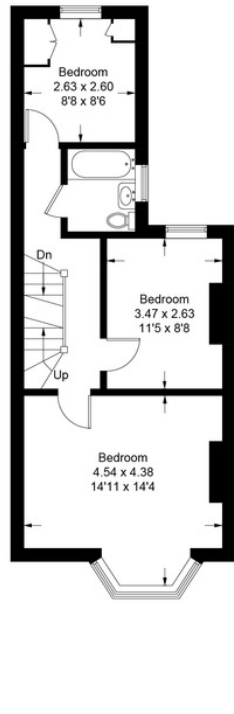
 = Reduced headroom below 1.5m / 5'0



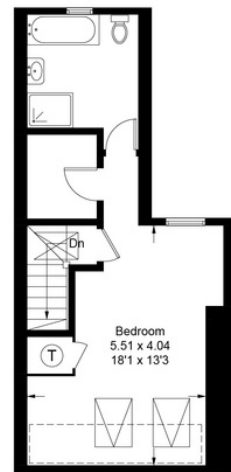
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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. (ID1018430)



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, including Burlington Infant and 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 E

Council Tax Band E

Disclaimer: Some furniture in this listing has been edited by CGI