

£1,100,000

Semi-detached, Freehold

Hillbrow

New Malden, KT3 4HT

FARLEYWOOD

- Five bedroom family home
- Edwardian period features
- Utility room and downstairs cloakroom
- Generous living spaces
- Sun room
- Highly coveted 'Beverley Park' residential area
- Excellent schools nearby
- High street, amenities and station in close proximity

A magical enclave nestled in one of the most popular roads in New Malden. This distinctive home of generous proportions has retained alluring features such as classical bay windows, high ceilings and dramatic fireplaces that will delight and impress. Peacefully located this five bedroom, two bathroom, family house is a stone's throw away from the open spaces of Beverley Park, and is a short walk from the station, high street and local amenities.



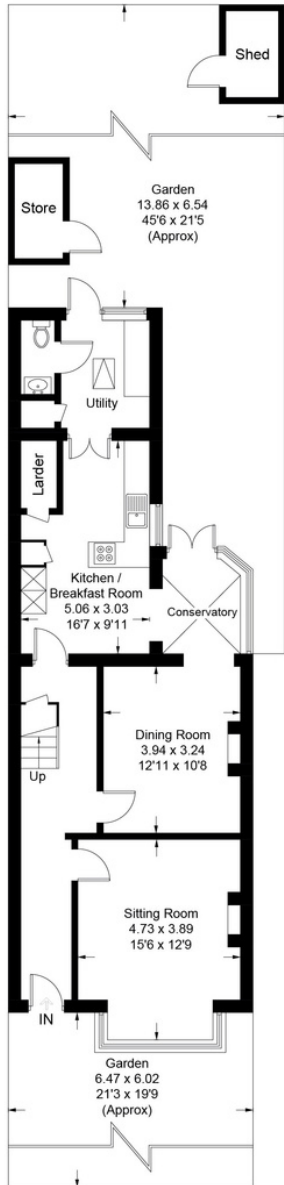




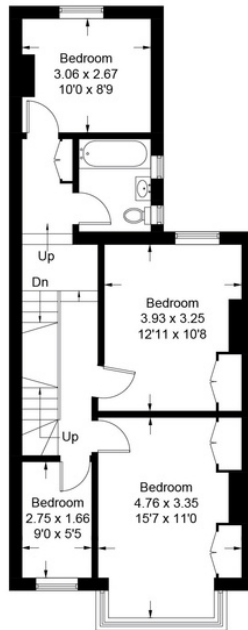
Approximate Gross Internal Area = 158.8 sq m / 1709 sq ft
 Store / Shed = 5.1 sq m / 55 sq ft
 Total = 163.9 sq m / 1764 sq ft



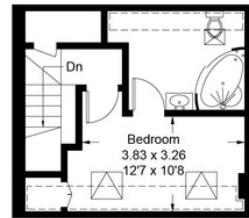
= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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 in the heart of the Beverley Park community and is 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.

Start your moving story today by contacting FarleyWood. EPC Rating E & Council Tax Band F.

Viewings by appointment only.
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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. (ID861920)