

£900,000

Semi-Detached Freehold
Four Bedrooms

Mount Pleasant Road

New Malden
KT3 3JZ

FARLEYWOOD

- Extended kitchen-family room
- Ground floor utility room & cloakroom
- South-facing landscaped garden
- Garden office room and storage
- Two bathrooms
- Four bedrooms plus additional office/ walk-in wardrobe or nursery
- Highly coveted 'Groves' area
- Excellent transport links and local amenities
- Located close to sought-after schools

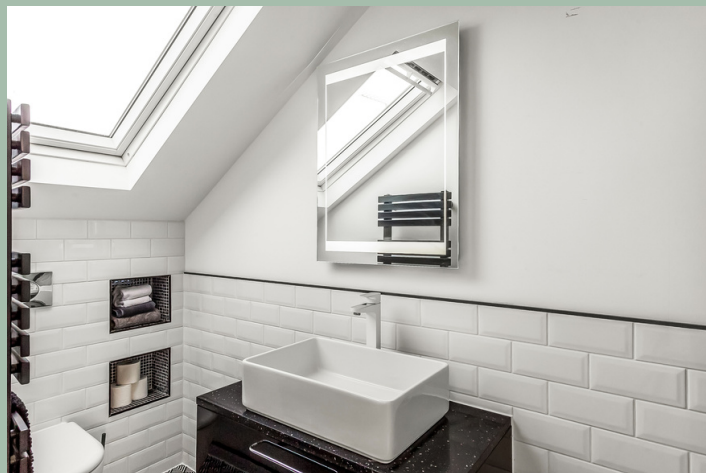
Viewing by appointment only

www.farleywood.com

A generously proportioned family home in the Edwardian style, thoughtfully renovated to provide a blend of stylish, practical, and contemporary living. The spacious kitchen-family room is complemented by a separate utility cloakroom, along with a comfortable front reception room. The main entertaining area showcases glass doors opening onto the south-facing rear garden, complete with a lawn and decked area. An added feature is the modern cedar-wood garden office, fully insulated and adaptable for use as a home office, gym, or convenient garden storage space. Beyond the four bedrooms and two bathrooms, the second floor includes an office that could double as a nursery or walk-in wardrobe.

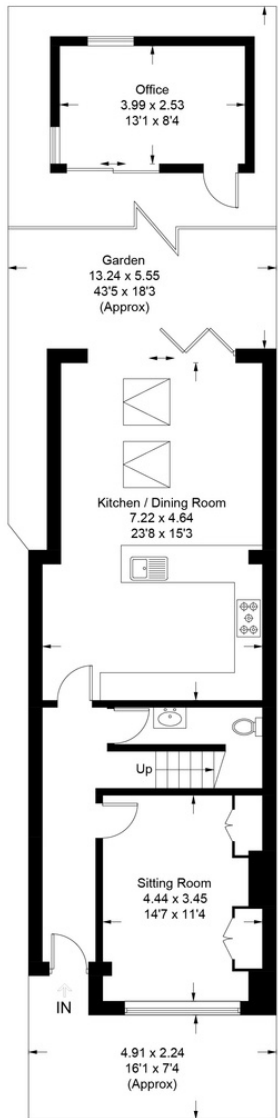




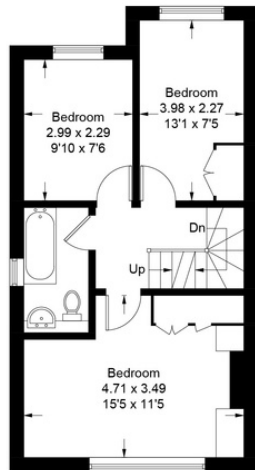


Approximate Gross Internal Area = 138.3 sq m / 1489 sq ft
 Office = 10.2 sq m / 110 sq ft
 Total = 148.5 sq m / 1599 sq ft

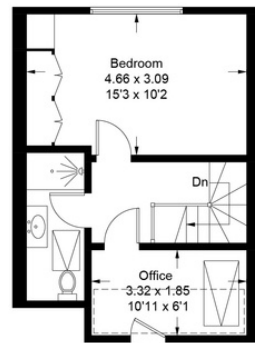
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. (ID1042397)



New Malden exudes a warm community spirit, featuring an impressive high street adorned with a monthly farmers' market, diverse restaurants, local shops, charming pubs, and inviting cafes.

The locality offers excellent sports facilities and clubs, including a leisure centre, golf courses, cricket, tennis, football and rugby grounds, as well as health clubs.

This property is a short cycle away from the expansive and majestic open areas of Richmond Park and Wimbledon Common and falls within the catchment area for highly sought-after primary and secondary state schools, grammar, private and faith schools.

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EPC Rating C - Council Tax Band E

New Malden



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