£800,000

Freehold, End-of-terrace Four bedrooms

Mount Road

New Malden KT3 3JU

FARLEYWOOD

• Four bedrooms plus a study

• Side access to a secluded West facing garden

• Two reception rooms

 Opportunity to extend on the ground floor (STPP)

- End of terrace
- Tree-lined cul-de-sac
- Driveway parking for a small car
- Excellent transport links and local amenities
- Located close to sought-after schools

Viewing by appointment only

www.farleywood.com

A generously proportioned Edwardian-style family home that offers a blend of practicality, period features and modern living. Perfect for a growing family, the ample upper floors feature four bedrooms, two bathrooms, and a study. The ground floor offers the advantage of significant potential for extension (STPP) architectural drawings are available upon request. Complimented by a private West facing garden with side access and a large garden shed, excellent use as storage, a home gym or utility. Situated in the 'Groves' area of New Malden with convenient proximity to excellent schools, the vibrant New Malden











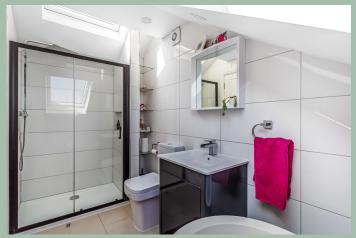


















Approximate Gross Internal Area = 129.9 sq m / 1398 sq ft Tool Shed = 8.6 sq m / 92 sq ft Total = 138.5 sq m / 1490 sq ft



= Reduced headroom below 1.5m / 5'0



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. (ID1058195)



New Malden has a welcoming community spirit, fantastic high street that boasts 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 sought-after primary and secondary state, grammar, private and faith schools.

Start your moving story today by contacting FarleyWood.

EPC D
Council Tax Band D

