

£950,000

Terraced, Freehold
Four Bedrooms

Kings Avenue

New Malden
KT3 4DU

FARLEYWOOD

- Four bedrooms plus a study
- South-facing garden
- Driveway parking
- Extended kitchen-diner

- Two bathrooms plus ground floor WC
- Modern decor
- Highly coveted 'Beverley Hills' area
- Excellent schools, high street and station close by

Viewing by appointment only
www.farleywood.com

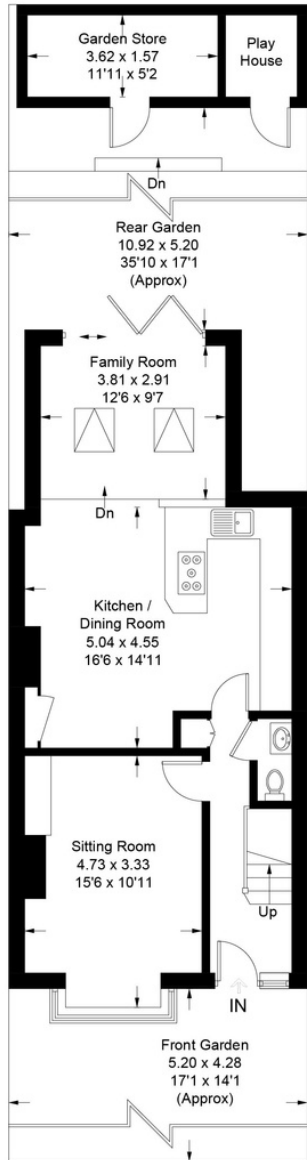
Alluring classical Edwardian features are married with contemporary finishes in this impressive home. The stylish and modern open-plan kitchen diner leads to a south-facing garden. Beyond the four bedrooms and two bathrooms, the second floor includes an office that could double as a nursery. Located 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.



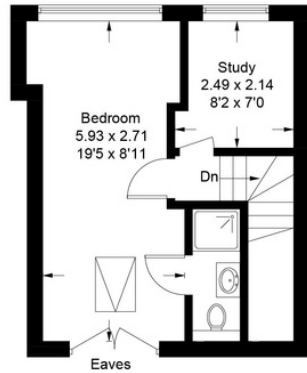




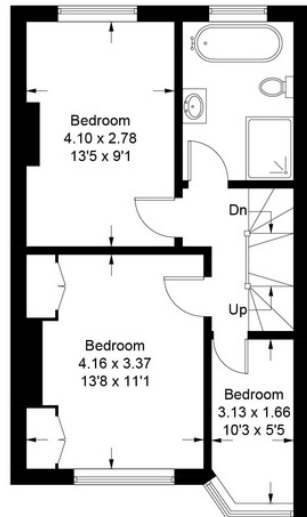
Approximate Gross Internal Area = 128.1 sq m / 1379 sq ft
 Outbuilding = 7.9 sq m / 85 sq ft
 Total = 136.0 sq m / 1464 sq ft



Ground Floor



Second Floor



First 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. (ID1062354)



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 schools, including the Ofsted Outstanding 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 C
 Council Tax Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

New Malden



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