FARLEYWOOD

Local People Selling Local Homes



£1,225,000

Freehold, Semi-detached
Four-Bedroom House

MALDEN HILL GARDENS

New Malden
KT3 4HS

FARLEYWOOD

- Chain-free
- Modern extended kitchen-diner
- Edwardian period features
- Ground floor WC
- Off-street parking
- Highly sought-after 'Beverley Park' residential area
- Excellent transport links and local amenities
- Located close to popular schools

Viewing by appointment only

www.farleywood.com

An elegant Edwardian home in New Malden's coveted Beverley Hills, combining original character with spacious, well-proportioned accommodation over three floors. A warm, neutral palette runs throughout, creating a calm and inviting feel. The generous kitchen-diner forms the heart of the home, featuring a thoughtfully designed, high-quality fitted kitchen with ample storage, elegant worktops and plenty of space for dining and entertaining. Bifold doors open onto a raised deck, creating a seamless connection to the garden, while a separate living room and ground floor WC complete this floor. The upper floors offer four bedrooms and two bathrooms, with the principal bedroom in the loft enjoying open views to the rear. Moments from Beverley Park, within catchment for Burlington Primary School and a short walk from New Malden Station and High Street, this is a welcoming family home in a much-loved neighbourhood.





























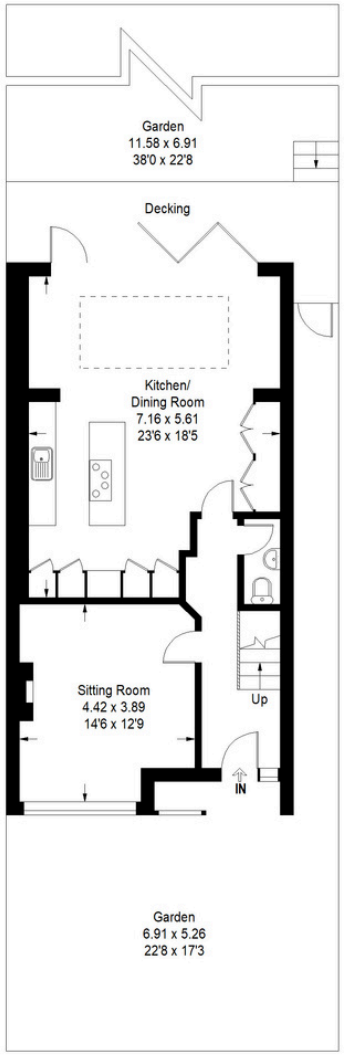




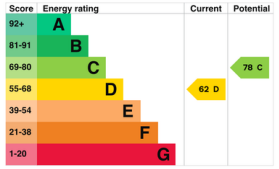




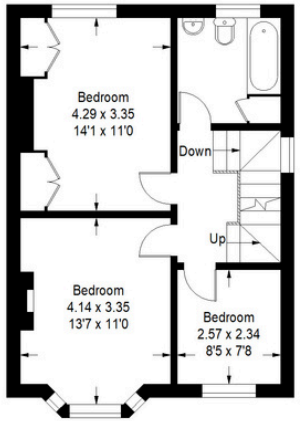
Area Excluding Eaves Storage = 147.06 sq m / 1583 sq ft
Eaves Storage = 7.15 sq m / 77 sq ft
Approximate Gross Internal Area = 154.21 sq m / 1660 sq ft
(Including Eaves Storage)



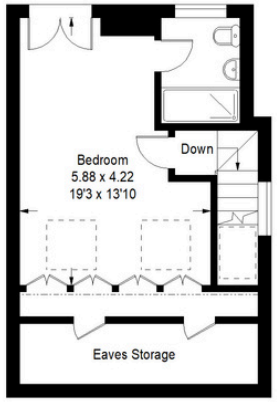
Ground Floor







First Floor



Second Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



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 F

FARLEYWOOD


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