

FARLEYWOOD

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victoria@farleywood.com

£900,000

Freehold, Semi-detached
Three-Bedroom House

CLEVELAND ROAD

New Malden
KT3 3QQ

FARLEYWOOD

- Chain-free
- Off-street parking and garage
- Opportunity to extend to the rear, side and loft (STPP)
- Double reception and kitchen-diner
- c. 68ft long garden
- In catchment for sought-after schools
- Close to the High Street and train station

Viewing by appointment only

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A period Victorian home in the heart of New Malden, with generous proportions, a long rear garden and excellent potential to modernise. The ground floor features a spacious double reception room, with high ceilings and plenty of natural light, alongside a separate kitchen-diner overlooking the garden. There is scope to extend to the side and rear, subject to the usual consents, as well as further potential in the loft. Upstairs are three well-proportioned bedrooms, including a lovely front bedroom with triple windows and built-in furniture, along with the family bathroom. Outside, the property benefits from a garage and a good-sized rear garden, with mature planting, a greenhouse and space for different seating areas. Offered chain free and ideally positioned in the Peerage area, close to New Malden High Street, station and local schools.

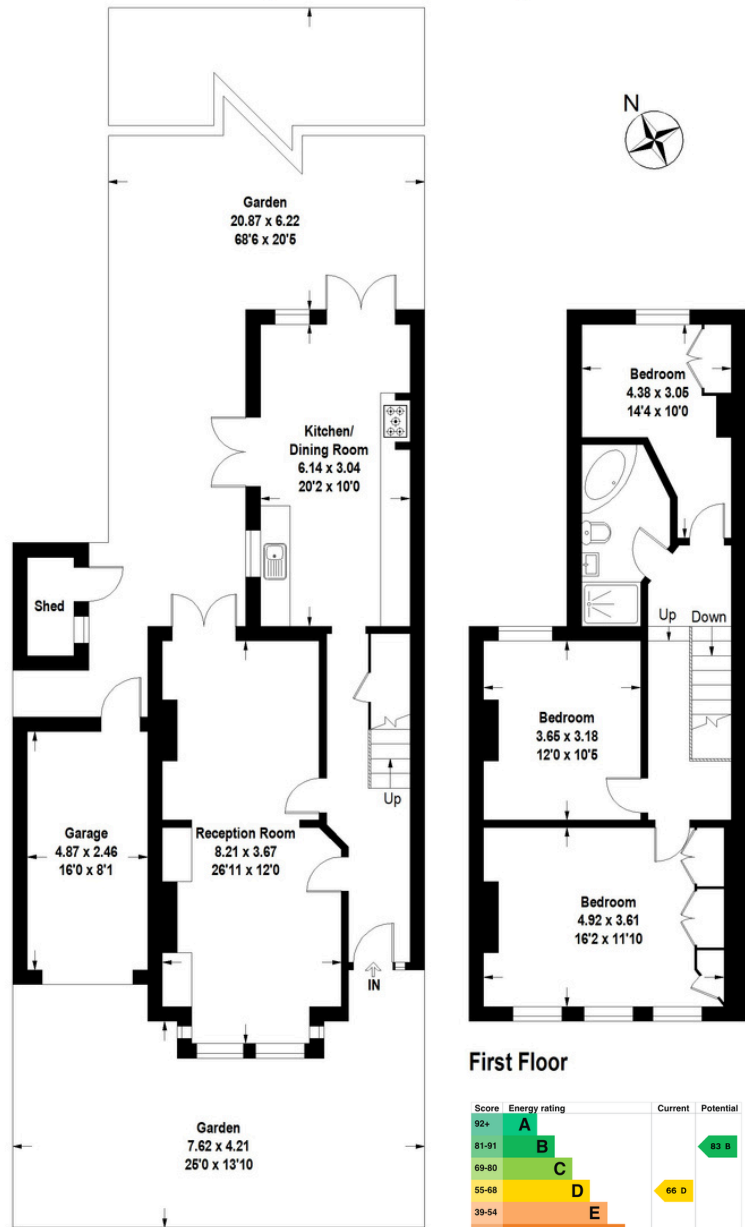






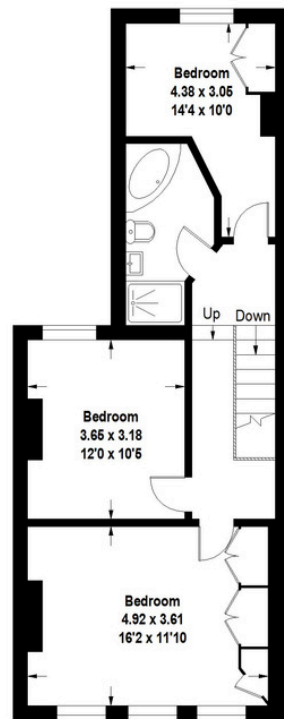
Approximate Gross Internal Area = 127.92 sq m / 1377 sq ft
(Including Garage)

Garage Area = 11.98 sq m / 129 sq ft

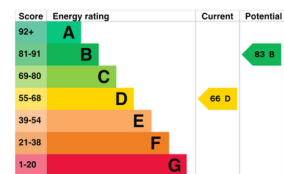


Ground Floor

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.



First Floor



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

New Malden

