

£1,245,000

Semi-Detached
Freehold

Alric Avenue

New Malden
KT3 4JN

FARLEYWOOD

- Five bedrooms
- Two bathrooms
- Three separate ground floor living spaces
- Driveway parking
- c.70ft South-East facing landscaped garden

- Downstairs cloakroom
- Kitchen utility room
- Principal bedroom with large ensuite and dressing room
- Highly coveted central New Malden location
- Excellent schools, high street and station close by

Viewing by appointment only
www.farleywood.com







This beautifully extended family home seamlessly combines timeless elegance with modern functionality.

Thoughtfully designed throughout, the ground floor features three distinct living spaces tailored to a growing family's needs: a welcoming front reception room, a stylish snug, and a contemporary kitchen-diner with sleek finishes, including a boiling water tap.

Crittall-style doors open onto a porcelain-tiled patio, leading to a professionally landscaped, South-East facing garden - a true outdoor oasis.

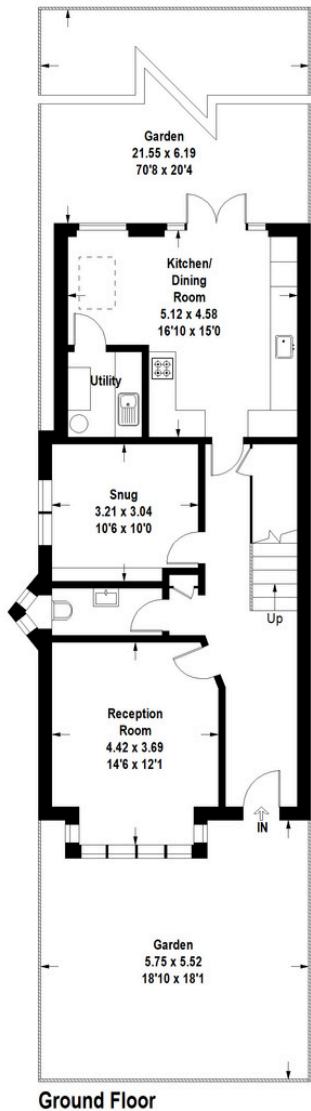
Upstairs, four generously sized double bedrooms can be found, along with a versatile single bedroom or office.

The luxurious principal suite includes a spacious en-suite and a dressing room, while a modern family bathroom serves the remaining bedrooms.

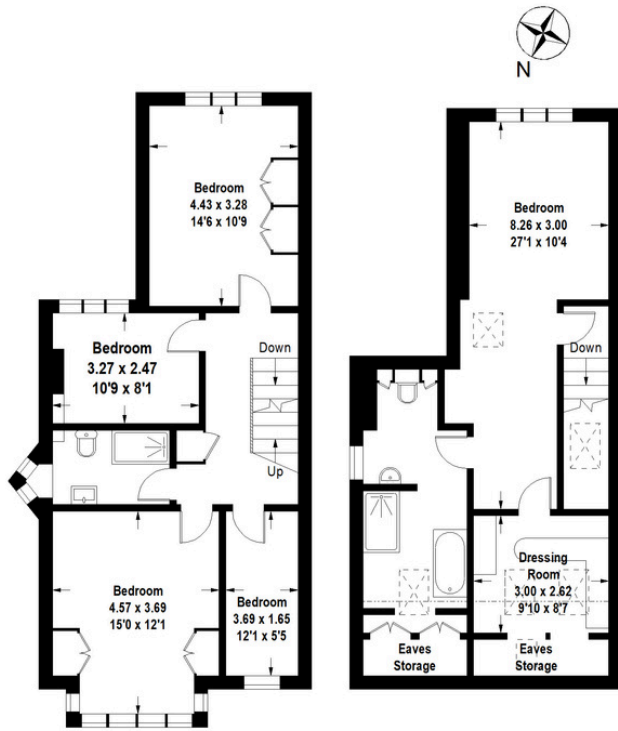
Situated on a sought-after residential road, this property is a short walk from New Malden's vibrant high street and station.

With excellent schools nearby, this family home offers the perfect blend of convenience and sophistication.

Area Excluding Eaves Storage = 182.08 sq m / 1960 sq ft
 Eaves Storage = 4.37 sq m / 47 sq ft
 Approximate Gross Internal Area = 186.45 sq m / 2007 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, 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.

EPC Rating C
Council Tax Band F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

