



BEVERLEY ROAD, NEW MALDEN, KT3

£900,000 FREEHOLD

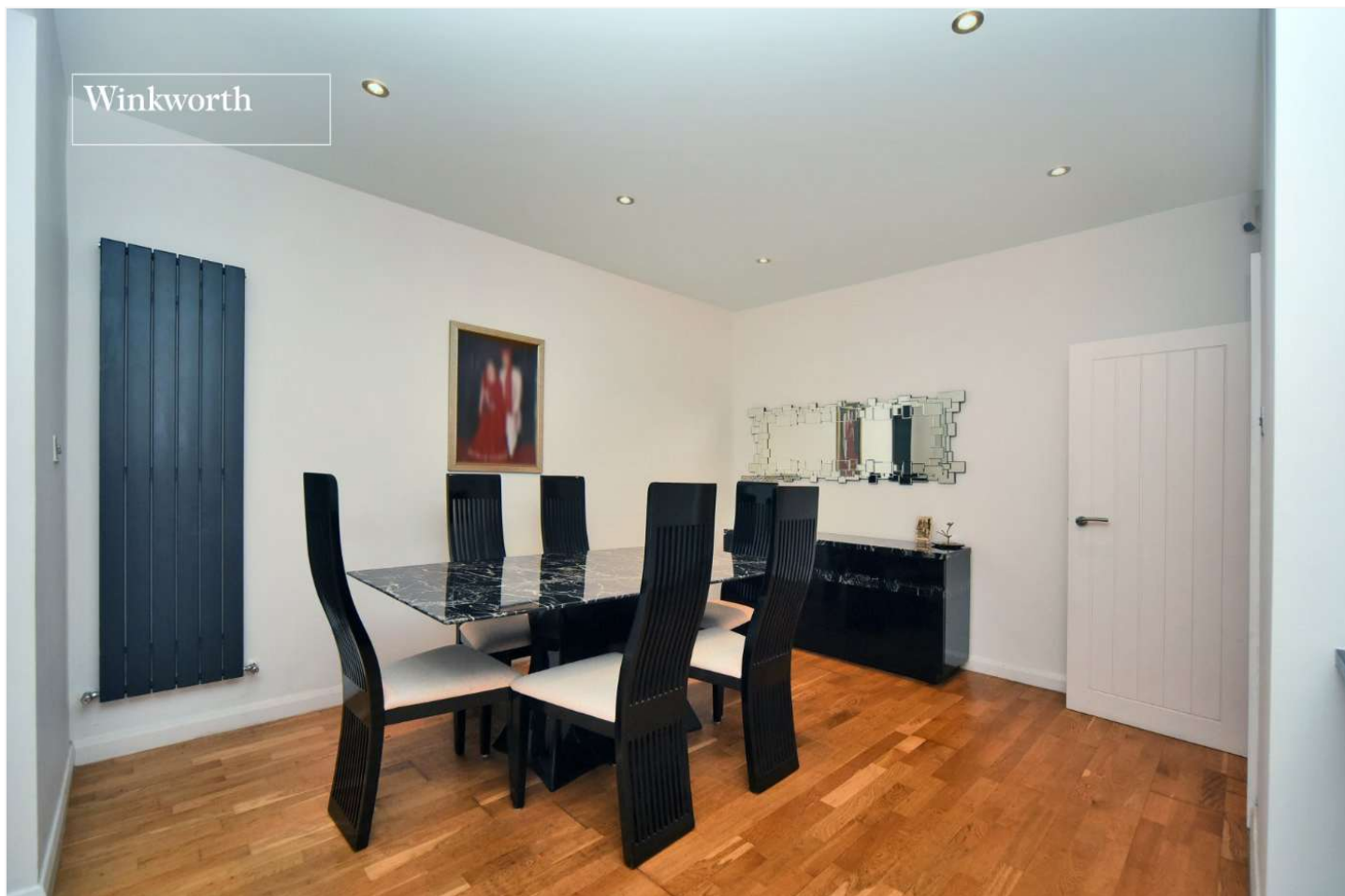
**A SPACIOUS FOUR BEDROOM END OF TERRACE PERIOD
PROPERTY LOCATED CLOSE TO THE OFSTED-RATED
OUTSTANDING BURLINGTON NURSERY AND INFANT SCHOOL**

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AT A GLANCE

- Three Double Bedrooms
- Fourth Bedroom/Dressing Room
- Spacious Living Room
- Open Plan Kitchen/Dining/Family Room
- Cloakroom/WC
- Family Shower Room
- En-Suite
- Garden Office/Summerhouse
- Driveway
- Low Maintenance Rear Garden approx. 36ft
- 0.6 Mile Walk to Two Train Stations

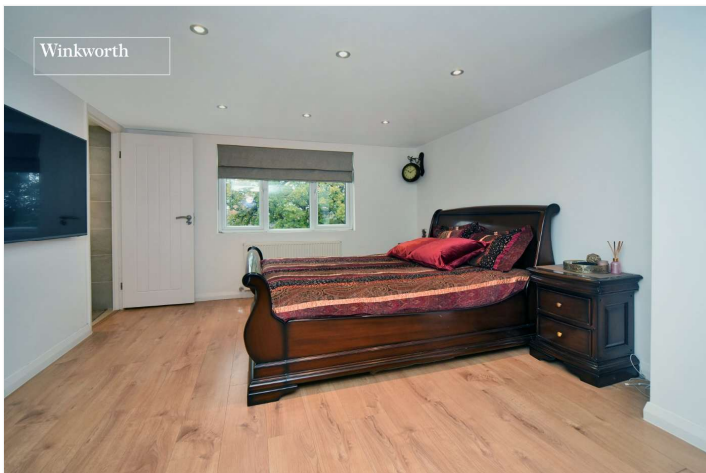
DESCRIPTION

This immaculately presented end of terrace family home features four bedrooms, two bathrooms, an extended open-plan kitchen diner and is ideally situated approx. 450meters from the Ofsted-rated Outstanding Burlington Nursey and Infant School.

The local area is ideal for families seeking well-regarded education as well as a variety of amenities such as shops, restaurants, parkland at the nearby Beverley Park and fantastic local sports facilities including leisure centres, golf courses and rugby and football clubs. Commuters seeking fast and frequent services to London have the choice of two train stations at New Malden (0.6miles approx.) and Motspur Park (0.6miles approx.).

The property has been extended and renovated by the current owners to suit modern family life. The accommodation on the ground floor comprises a spacious entrance hall with downstairs cloakroom/WC, a front aspect living room with large bay window, a vast open-plan kitchen with plenty of space for dining table and chairs. Upstairs, on the first floor there are two well-proportioned double bedrooms, a third single bedroom/dressing room and a family bathroom. On the second floor, the principal bedroom features an en-suite shower room and eaves storage.

Externally, the rear garden has been designed for ease of maintenance, laid mainly to patio and complemented by a spacious summer house, ideal for use as a home office or studio. To the front, the block paved driveway provides off street parking.



ACCOMMODATION

Entrance Hall

Living Room - 14'9" x 10'4" max (4.5m x 3.15m max)

Kitchen/Dining Room - 22'8" x 16' max (6.9m x 4.88m max)

Cloakroom/WC

Bedroom - 14'7" x 10'8" max (4.45m x 3.25m max)

Bedroom - 13'1" x 10'7" max (4m x 3.23m max)

Dressing Room

Shower Room/WC - 7'8" x 6' max (2.34m x 1.83m max)

Bedroom - 21'5" x 12'4" max (6.53m x 3.76m max)

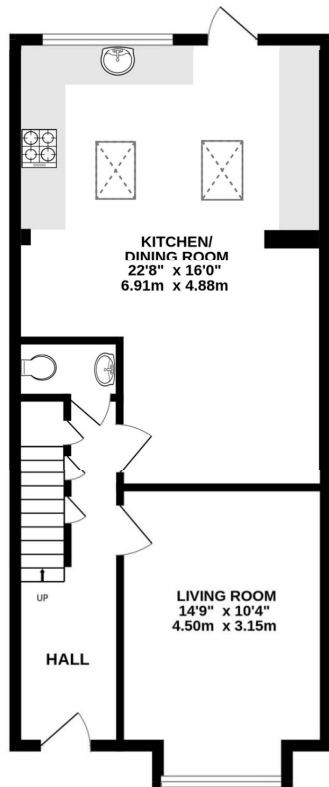
En-Suite Shower/WC

Garden - Approx. 36ft

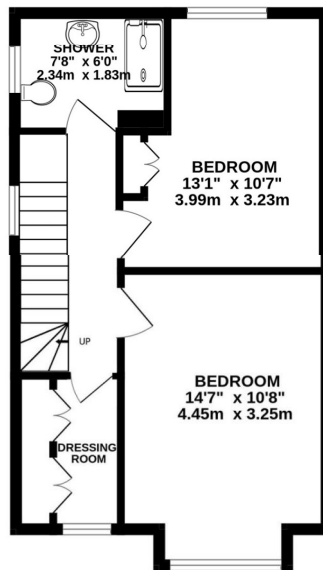
Garden Office/Summerhouse - 16'3" x 11'8" max (4.95m x 3.56m max)



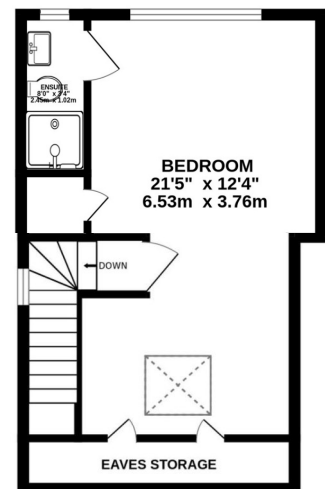
Beverley Road, New Malden KT3 4AW
INTERNAL FLOOR AREA (APPROX.) 1525 sq ft/ 141.7 sq m
Including Office/Summer house
Garden extends to 36' (10.97m) approx.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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