

# SNELLERS

ESTATE AGENTS

---



## Acacia Grove, KT3

£1,150,000

A perfect opportunity to buy a unique period property. A seven bedroom Victorian house offering versatile Living space. Naturally arranged over three floors. This property is perfect for a family requiring a lot of space in a central location.



This period home is one of a kind in the surrounding area. The high ceilings throughout and the well-proportioned rooms give a tremendous feeling of space. On the ground floor as you enter the house there is a wide receiving hallway with doors leading to a bright front reception room, modern fitted kitchen and dining room.

On the first floor there are three good sized double bedrooms and a four piece modern family bathroom. Continuing to the second floor there are a further four bedrooms and en suite bathroom.

The property benefits from ample off street parking and a mature South facing garden. This property has scope to be extended subject to the usual planning permissions and would be an exceptional canvass for someone with a creative eye.

A mere 180m from New Malden station, close to sought after local schools, and the high street this house proves why The Groves in New Malden is so popular with local families.

- No Onward Chain • Seven Bedrooms • Off Street Parking •
- Excellent Location • South Facing Garden • Potential To Extend (STPP) •



# SNELLERS

ESTATE AGENTS



TOTAL APPROX. FLOOR AREA = 1832 SQ. FT. ( 170.21 SQ. M.)  
OUTBUILDING = 16 SQ. FT. 1.47 SQ. M.

Snellers Kingston Sales  
17-21 Richmond Road  
Kingston  
KT2 5BW  
020 8546 8715  
kingstonsales@snellers.co.uk

Energy Rating: TBC We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order