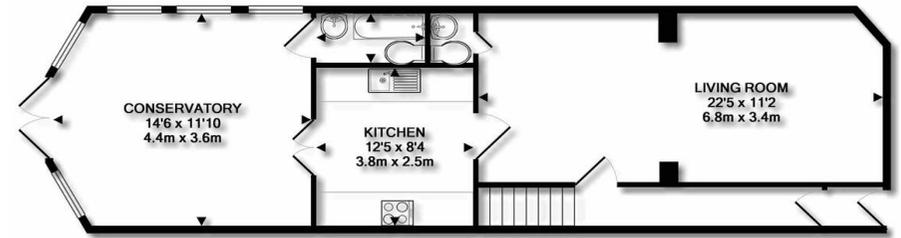


- Easy access to New Malden High Street and Station
- Located within the Groves
- Excellent local schools
- Three bedrooms with two bathrooms

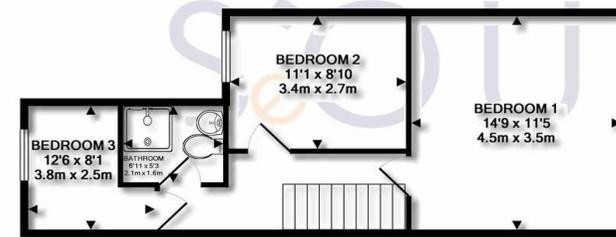
## Elm Road, New Malden

Asking Price Of £615,000

A stunning three bedroom family house located within the Groves with easy access to New Malden High Street and Station as well as being close to good schools. This spacious and bright property has been finished to the good standards. The property comprises a large through lounge, a cloakroom and a bathroom down stairs, as well as a modern fitted kitchen leading to spacious conservatory. On the first floor there are two double double bedrooms, a further bedroom and a family bathroom.

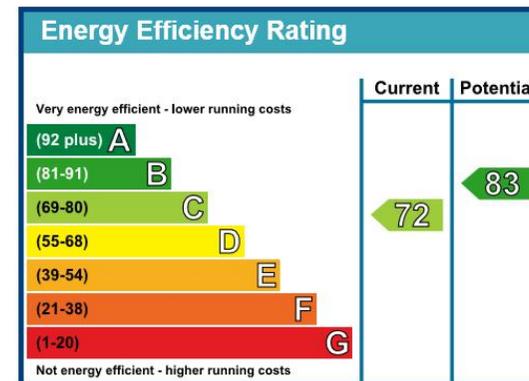


GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1120 SQ.FT. (104.0 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and they should not be relied upon and potential buyers are advised to recheck the measurements.