

Elm Road New Malden KT3



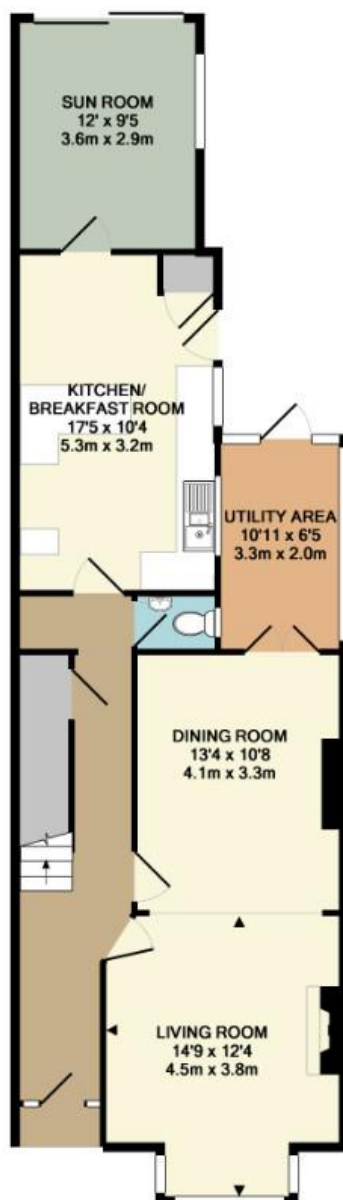
- **Five Bedroom Family Home**
- **Three Reception Rooms**
- **Kitchen/Breakfast Room**
- **Off-Street Parking**

Price £985,000

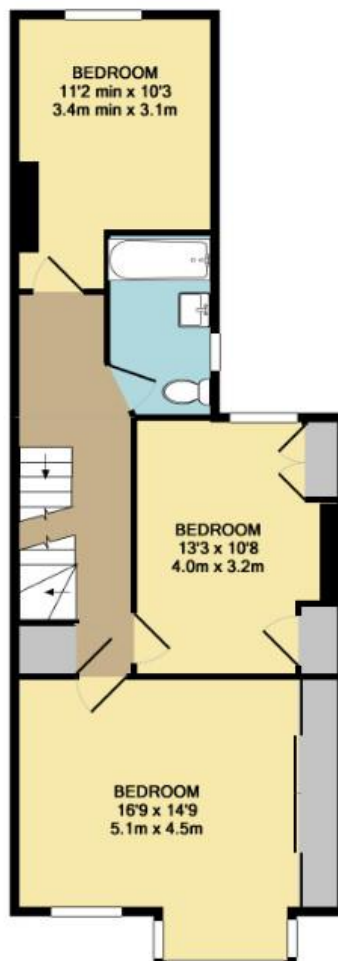
A handsome, period family home located on the edge of the "Groves" within close proximity of several excellent schools. The property has been cared for by the current owners and offers a lot of charm and character. The accommodation is laid out over three floors: the ground floor comprises a double reception room, cloakroom, a good size kitchen/breakfast room, a further sitting room at the rear and a useful lean-to and upstairs over two floors there are five double bedrooms and two bathrooms. There is also an attractive rear garden with side access and off-street parking to the front. EPC rating E. Both New Malden station and High Street are close by and viewings are highly recommended.



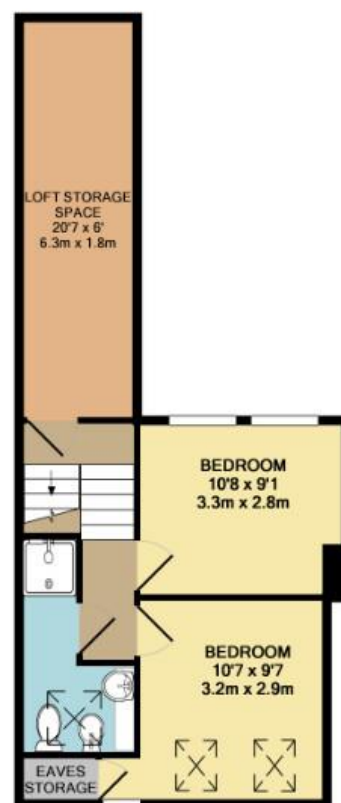




GROUND FLOOR
APPROX. FLOOR
AREA 834 SQ. FT.
(77.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 641 SQ. FT.
(59.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 439 SQ. FT.
(40.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1914 SQ. FT. (177.8 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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