



## 46 POPLAR GROVE

NEW MALDEN, KT3 3DE

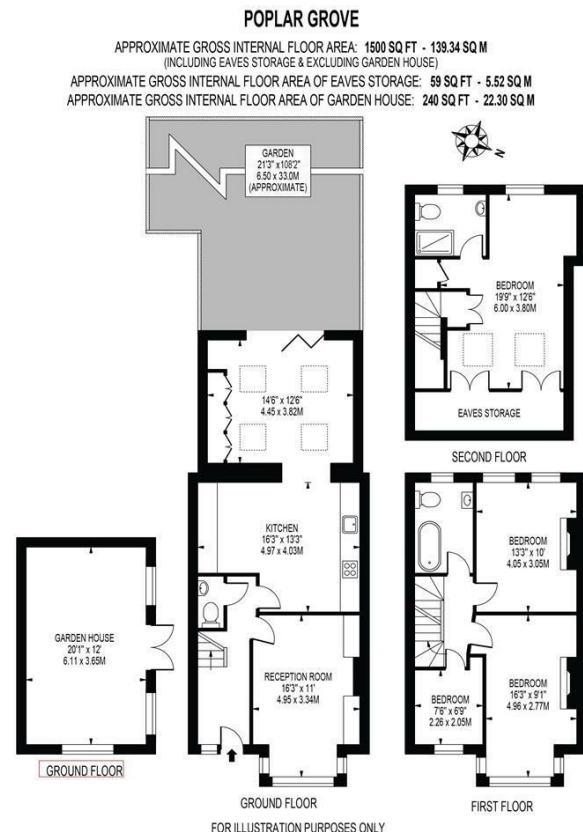
£1,200,000  
FREEHOLD

Nestled in the charming 'Groves' area of New Malden, this rare to the market four bedroom Victorian house offers a perfect blend of character and modern living. Spanning an impressive 1,500 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying family time. With four well-proportioned bedrooms, there is ample space for a growing family or those who simply desire extra room for guests or a home office.

The house features two bathrooms, providing convenience and comfort for busy mornings. Built in 1900, this residence retains a sense of historical charm while offering the practicality required for contemporary living. The generous 100 ft garden is a standout feature, providing a serene outdoor space for relaxation, gardening, or children's play with a built in office/gym/garden room at the rear of the garden.



**ELIZABETH WIGHTWICK**  
YOUR BESPOKE PROPERTY AGENT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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