



## 49 POPLAR GROVE

NEW MALDEN, KT3 3DN

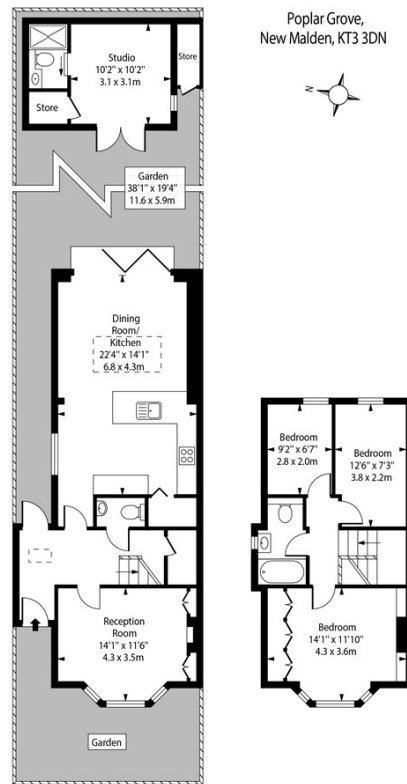
**£885,000**  
**FREEHOLD**

Welcome to this charming semi-detached house located in the desirable area of Poplar Grove. This delightful property offers a perfect blend of comfort and modern living, making it an ideal home for families or professionals alike.

Upon entering, you will find a separate reception room that provides ample space for relaxation and entertaining. The open plan kitchen and dining area is a standout feature, designed to create a warm and inviting atmosphere. The ground floor also benefits from a separate utility room and downstairs guest toilet.

With bi-fold doors that seamlessly connect the indoor space to the lovely garden, you can enjoy the beauty of the outdoors from the comfort of your home. Additionally the houses benefits from a secure side passage for storing bikes and bins, or subject to planning offering the potential for a side-return extension.





Ground Floor First Floor  
 Approx Gross Internal Area 1035 Sq Ft - 96.2 Sq M  
 (Excluding Studio)  
 Studio Building Area 150 Sq Ft - 14.0 Sq M  
 For Illustration Purposes Only - Not To Scale  
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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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