



46 POPLAR GROVE NEW MALDEN, KT3 3DE

£4,250 PER MONTH

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

POPLAR GROVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1500 SQ FT - 139.34 SQ M
(INCLUDING EAVES STORAGE & EXCLUDING GARDEN HOUSE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 59 SQ FT - 5.52 SQ M
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARDEN HOUSE: 240 SQ FT - 22.30 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		65
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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