

3 MYRTLE GROVE NEW MALDEN, KT3 3LF

**£995,000
FREEHOLD**

A spacious and beautifully presented mid-terrace, 5 bedroom family home, on a sought after road, within walking distance to New Malden town centre and mainline station.

This recently renovated house offers a bright and spacious open-plan kitchen/dining room to the rear, leading to a wood-decked terrace and garden with an outdoor log cabin (With electricity) which is perfect for a gym or office.. The property also provides a separate front reception room on the ground floor, two double bedrooms, a study/single bedroom and a family bathroom on the first floor. Two further double bedrooms are on the second floor, with a separate shower room. The property further benefits from a downstairs W/C.

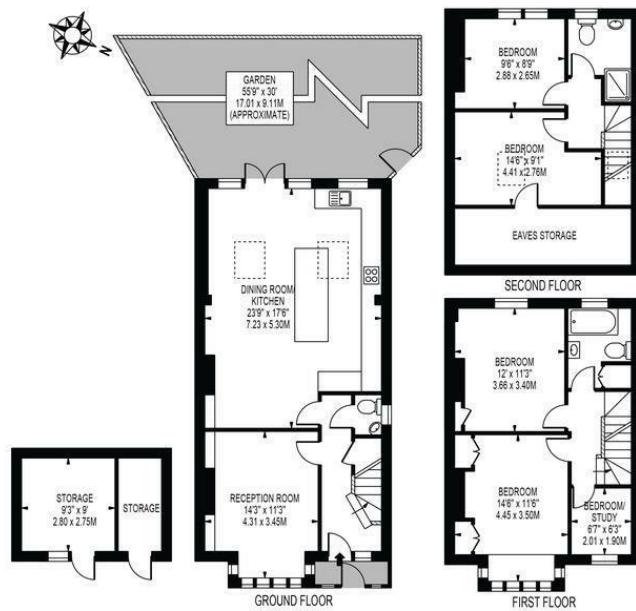
This superb property makes the perfect family home, being ideally located near outstanding Coombeside schools for primary and secondary education, as well as high quality nurseries. Local shops, amenities and restaurants are just a five minute walk away, with Kingston Hospital also in close



ELIZABETH WIGHTWICK
YOUR BESPOKE PROPERTY AGENT

MYRTLE GROVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1489 SQ FT - 138.36 SQ M
 (INCLUDING EAVES STORAGE & EXCLUDING STORAGE)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 97 SQ FT - 9.01 SQ M
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE: 123 SQ FT - 11.44 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 SURVEYS 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		
(81-91)	B		
(69-80)	C		
(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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