

## 3 MYRTLE GROVE NEW MALDEN, KT3 3LF

**£995,000**  
**FREEHOLD**

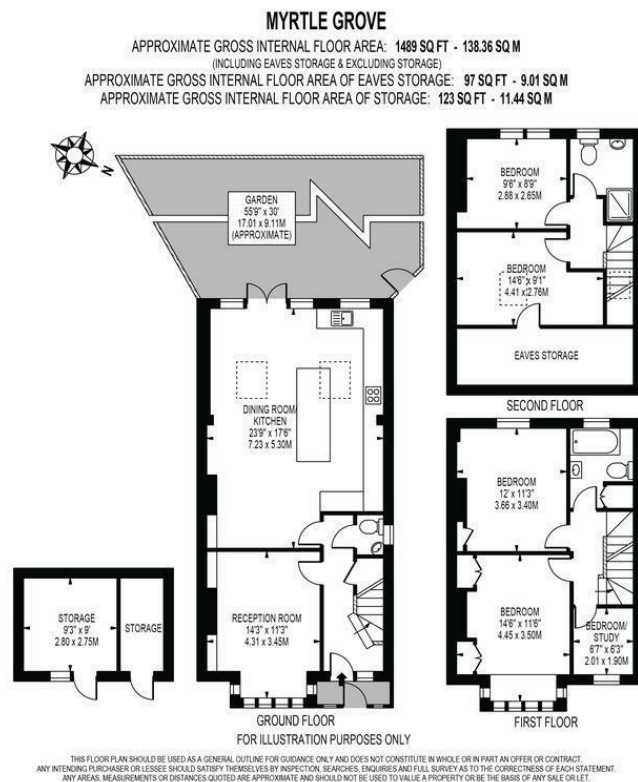
A spacious and beautifully presented mid-terrace, 5 bedroom family home, on a sought after road, within walking distance to New Malden town centre and mainline station.

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



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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