

Poplar Grove

New Malden, KT3 3DA

Four bedrooms

£1,050,000

End-of-Terrace

Freehold

FARLEYWOOD

- Striking Edwardian period features
- West-facing garden with side access
- Voluminous living spaces
- Extended kitchen-diner / family room
- Ground floor cloakroom plus two upper bathrooms
- Highly coveted 'Groves' residential area
- Excellent transport links and local amenities
- Located close to sought-after schools

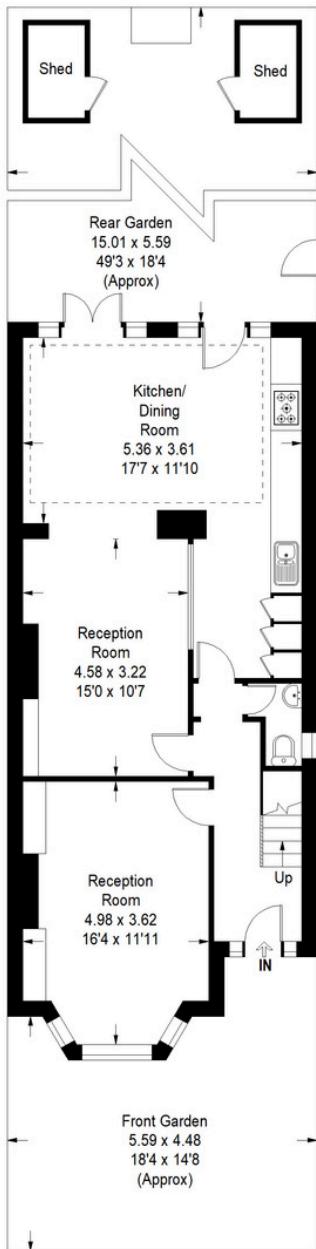
A light-filled, spacious family home in the heart of the popular 'Groves' area of New Malden. This distinctive property of generous proportions offers a modern and practical layout for family living. The attractive, extended kitchen-diner opens directly onto the pretty, west-facing garden. Alluring Edwardian features such as classical bay windows, original wooden flooring, fireplaces and high ceilings are complimented by ample built-in storage throughout.

Enviably positioned within a small enclave of Poplar Grove, this elegant and impressive house is a short walk to the high street, station and many sought-after primary and secondary schools.

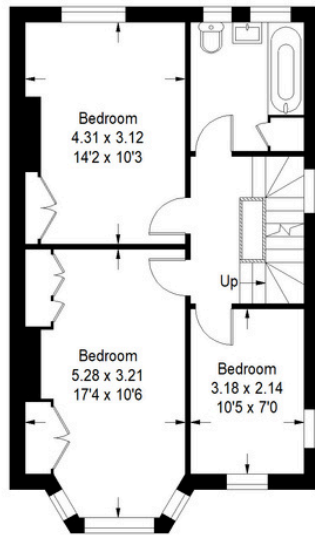




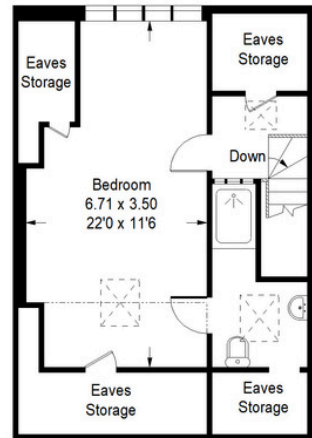




Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area = 163.1 sq m / 1756 sq ft
(Including Eaves Storage)
Eaves Storage = 12.4 sq m / 134 sq ft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



New Malden exudes a warm community spirit, featuring an impressive high street with a monthly farmers' market, diverse restaurants, local shops, charming pubs, and inviting cafes.

The locality offers excellent sports facilities, including a leisure centre, golf courses, cricket, tennis, football and rugby grounds, as well as health clubs.

This property is a short cycle away from the expansive and majestic open areas of Richmond Park and Wimbledon Common and falls within the catchment area for highly sought-after primary and secondary state schools, grammar, private and faith schools.

EPC Rating E, Council Tax Band F.

Viewings by appointment only.
www.farleywood.com

