



Myrtle Grove, New Malden

The **PERSONAL** Agent

Offers In Excess Of £625,000 Freehold

- End of Terrace
- Three Bedroom
- Off Street Parking
- Freehold
- Built in 2008
- Garage



This home is lovely contemporary house featuring a reception room and a spacious dining kitchen area. Other features include two bathrooms plus double glazing, three bedrooms, off street parking and a garage

The residence boasts a split-level rear garden with upper patio ideal for summer entertaining that leads to a lower private garden, adding to its appeal.

There are local shops at The Triangle for one's day-to-day needs, including a Tesco Express and a sub Post Office. New Malden town centre is just a short distance away and has more comprehensive facilities including a Waitrose supermarket. There are many schools in the area for children of all ages and numerous sporting facilities.

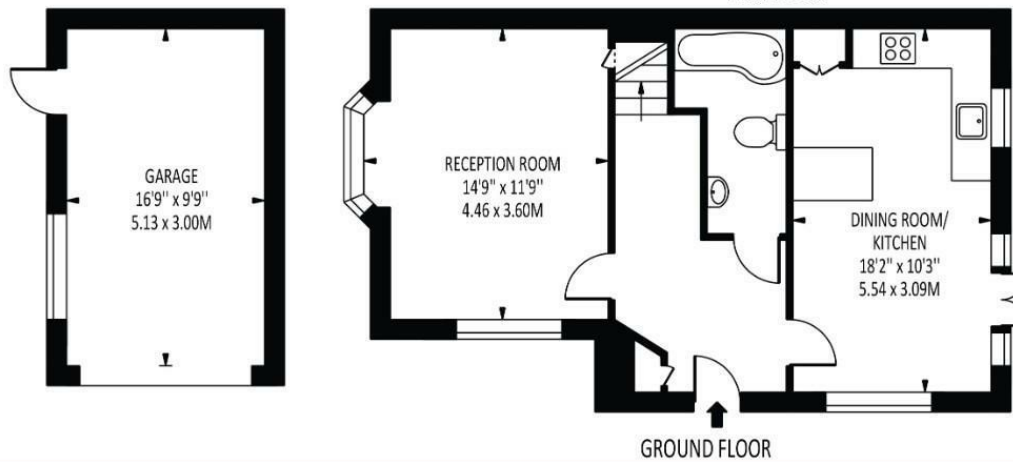
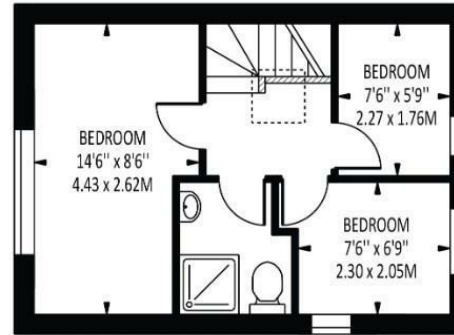




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Total Area: 971 SQ FT • 90.24 SQ M
(Including Garage)
Garage Area : 166 SQ FT • 15.39 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(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	

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of 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.

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