



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.





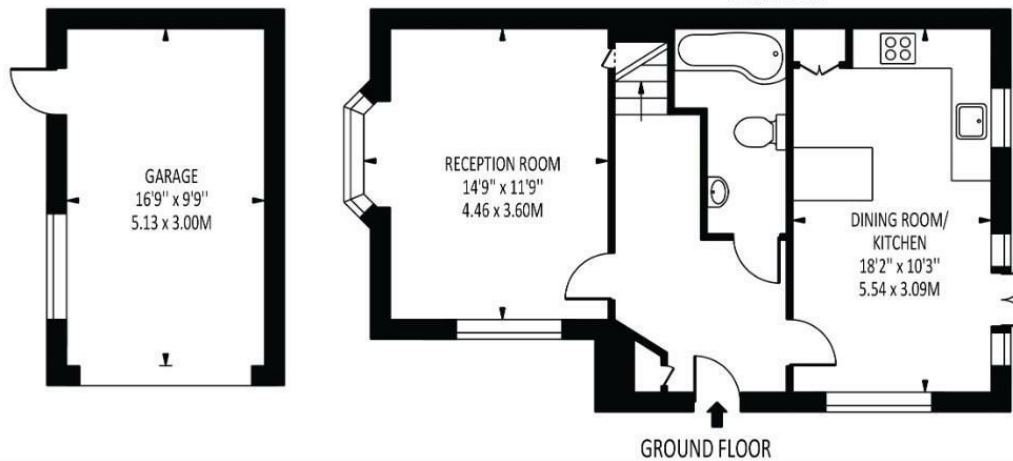
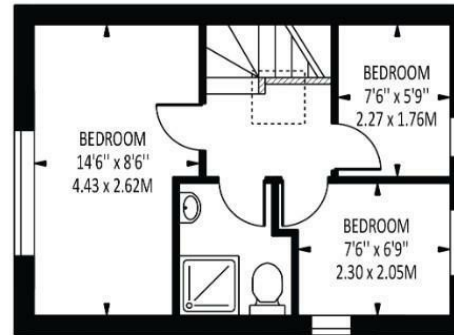




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## Myrtle Grove

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) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</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	

Disclaimer: For Illustration Purposes only

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