



**Elm Road, New Malden KT3 3HD**

**welcome to**

**Elm Road, New Malden**

We are truly excited to offer this sympathetically extended and restored, three double bedroom, periodic family home located in the ever-popular Groves region of New Malden.



## ELM ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1429 SQ FT - 132.78 SQ M

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 48 SQ FT - 4.50 SQ M



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 OR 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.

We are truly excited to offer this sympathetically extended and restored, three double bedroom, periodic family home located in the ever-popular Groves region of New Malden. This attractive period family home offers a beautiful blend of character and modern contemporary finish throughout with ample natural light, high quality fixtures and stylish décor.

Upon approach, the front garden perimeter is surrounded by a manicured hedgerow, a front gate, and period-correct tilling leading to the front entrance.

Entering via a porch, the hallway leads you to two well-proportioned through- reception rooms with hardwood flooring, high ceilings and period cornicing as you would expect from this era of construction. A good use of decorative colours, feature fireplace and built-in wall units.

Continue to a highly functional, fully fitted kitchen to rear benefitting from a kitchen breakfast table leading onto a paved patio and well-maintained secluded private rear garden and the additional secure rear access. This garden is both south-facing and private-providing the best of both worlds.

Continue to the first floor, is a large modern family bathroom, complete egg-shaped modern bath, good floor-to -ceiling heights eliminating any restricted head height and modern separate shower cubicle.

Continue down the landing is the first of two large double bedrooms complete with built-in storage and a large former master bedroom to the front of the property.

Finally, continue to the second floor is the master bedroom, with the addition of a study/ cot room- (dependant on requirement), ample eaves storage, built-in wardrobe, Juliette balcony and an ultra-stylish, lavish, modern en-suite shower room. This property sits within numerous sought-after school catchments and offers quality seldom scene.

Early viewings come highly recommended.

welcome to

## Elm Road, New Malden

- Numerous Sought-After School Catchments
- Secluded Private Rear Garden
- Stylish Decor
- Period Family Home
- Juliette Balcony

Tenure: Freehold EPC Rating: C

guide price

**£775,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/NML107129](https://www.barnardmarcus.co.uk/Property/NML107129)



Property Ref:  
NML107129 - 0005

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