

## Northcote Road New Malden KT3



- **Semi Detached Period House**
- **Two Double Bedrooms**
- **Through Reception Room**
- **Large "Galley Style" Kitchen**
- **Easy Walking Distance to New Malden**
- **Close to Excellent Schools**

**Price £524,000**

A charming semi detached house located in the heart of the Groves and within easy walking distance of New Malden High Street and Station as well as being in the catchment for excellent schools. On entering the house you step through the front door into a spacious through reception room with zoned areas for sitting and eating, a bright "galley style" kitchen with a door leading to the bathroom and another which goes into a pretty mature garden mainly laid to grass. The open staircase leads to two double bedrooms one at the front and one to the rear. The property has been well maintained by the present owner who has lived here for around 30 years. Viewing highly recommended. EPC D.



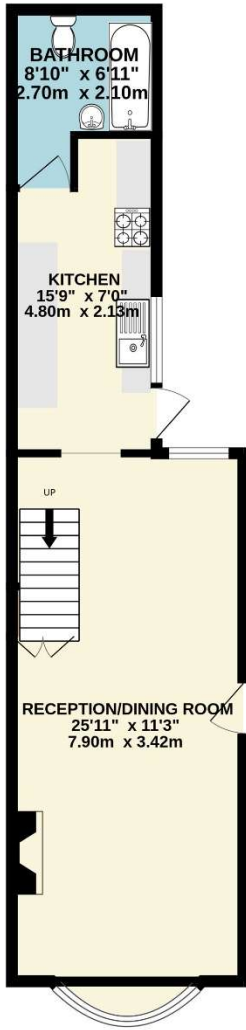




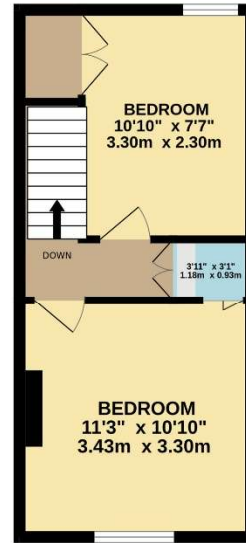




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 667 sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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