

## Elm Road New Malden KT3



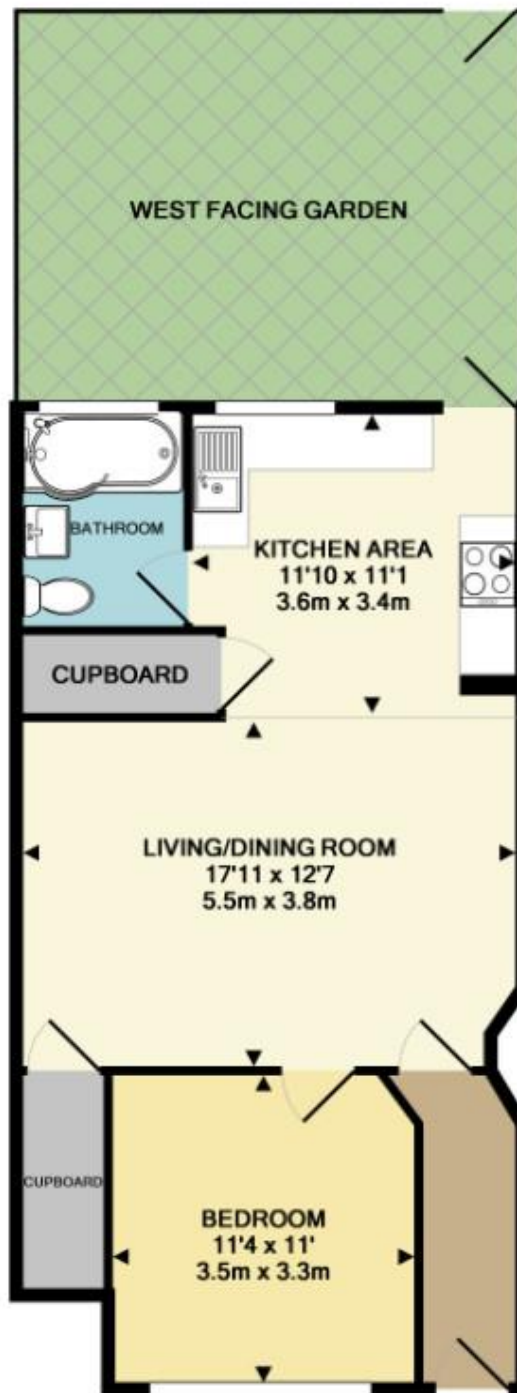
- **Ground Floor maisonette**
- **Private West Facing Garden**
- **Large Living/Dining Room**
- **Modern Kitchen. Double Bedroom**
- **No onward chain**

**Price £355,000**

Located within the very popular and convenient "Groves" area of New Malden, a ground floor maisonette, which has been well maintained. The accommodation comprises of a wonderful open-plan living/dining room, which is open to a modern fitted kitchen; there is also a good size double bedroom to the front, a modern bathroom suite and has the added advantage of a private West facing rear garden. No onward chain. Ideally located within a short walk of the station and High Street as well as excellent local schools. EPC rating C. Council Tax band C.







TOTAL APPROX. FLOOR AREA 610 SQ.FT. (56.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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