

## Chestnut Grove New Malden KT3

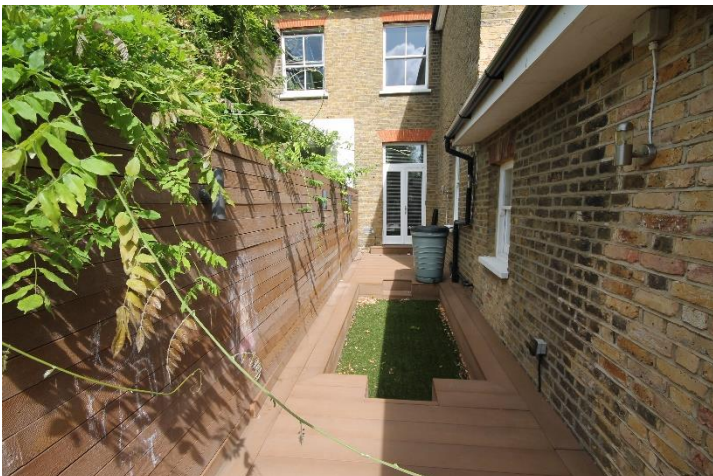


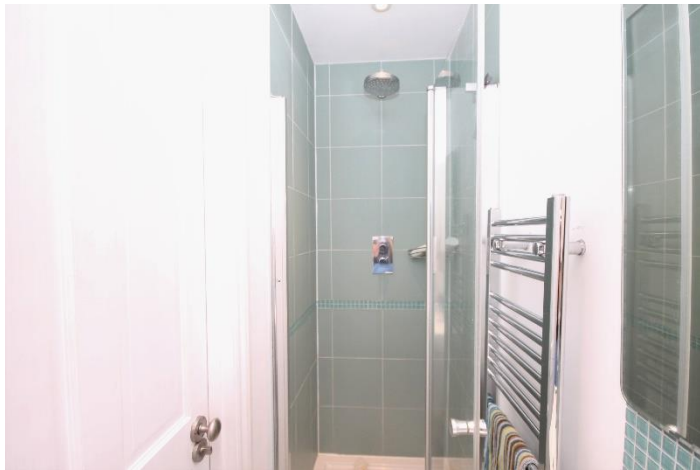
- **Substantial Four Bedroom Victorian House**
- **Three Reception Rooms**
- **South Facing Garden**
- **Groves Location**

**Price £1,150,000**

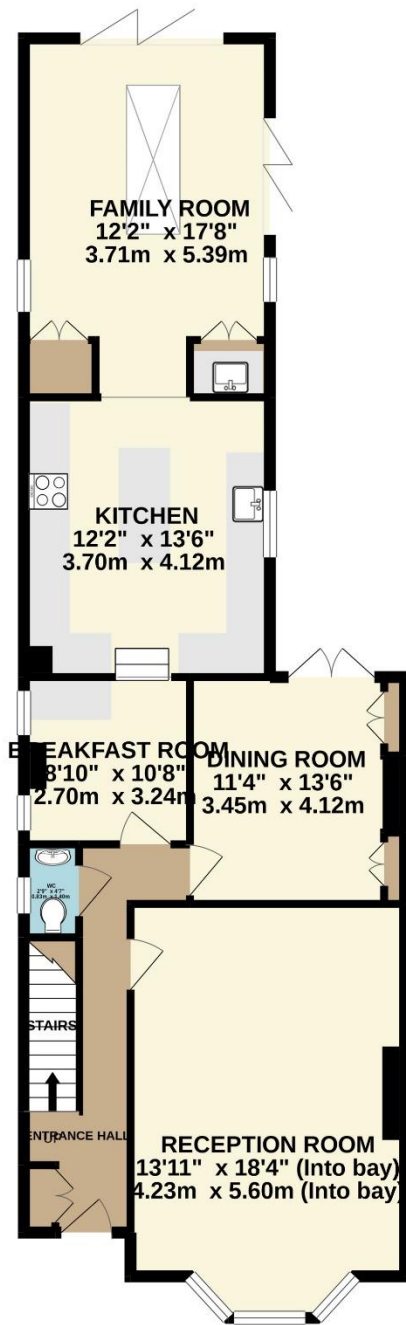
A substantial four bedroom semi detached Victorian house with high ceilings, feature fireplaces and south facing garden. The front door which has beautiful stained glass inserts opens into the hallway with two reception rooms leading off it, one to the front with a lovely bay window with plantation shutters, a second reception with feature fireplace and alcoves to each side. From the hallway there is a breakfast room leading to a modern fully fitted kitchen and family room beyond with double bi-fold doors. The architect has cleverly brought together the old with the modern by incorporating a window that links from the hallway all the way through to the garden. The kitchen incorporates stone work tops and a central island unit. The whole ground floor has oak flooring and the kitchen and family room has underfloor heating. The family room also has two concealed cupboards housing a utility sink and an area for a washing machine and tumble dryer. The bi-fold doors open onto a large decked area with built in seating and a mature garden. There are four bedrooms, one of which has an en-suite shower room. There is also a family bathroom. The property is located in the popular 'Groves' area within easy access of the station and excellent schools. NO ONWARD CHAIN. EPC rating D. Council Tax Band G



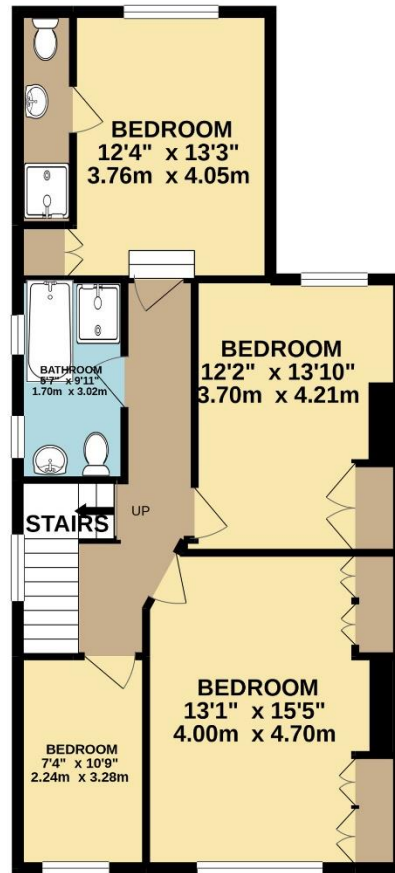




GROUND FLOOR  
987 sq.ft. (91.7 sq.m.) approx.



1ST FLOOR  
815 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA : 1802 sq.ft. (167.4 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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