

Acacia Grove New Malden KT3



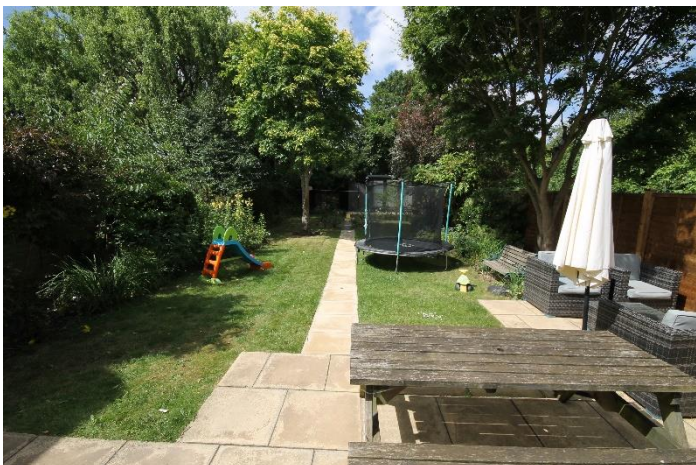
- **Detached Period House in "Groves" Location**
- **Master Bedroom with ensuite Shower Room**
- **Two Further Double Bedrooms**
- **Superb Kitchen/Dining/Family Room**
- **Large Garden**
- **Off Street Parking**

Price £1,150,000

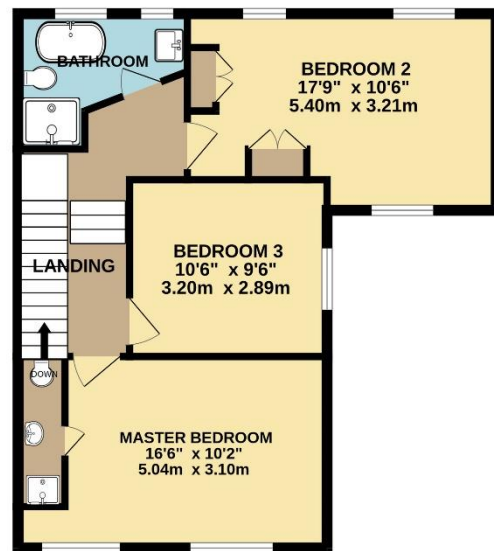
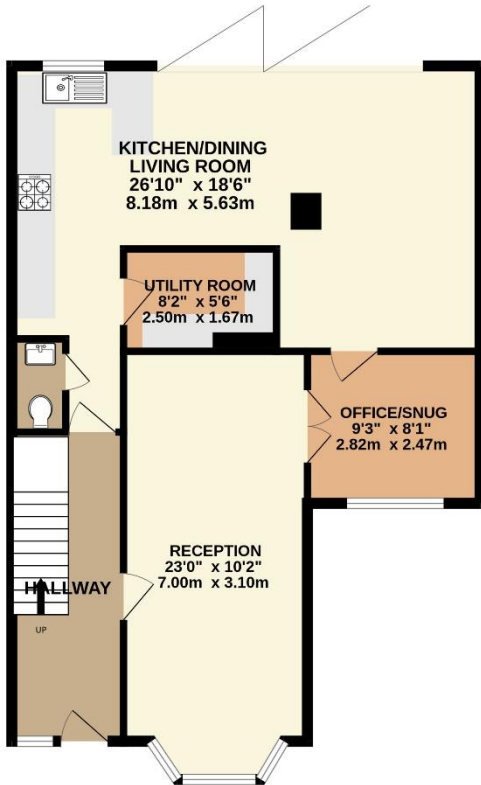
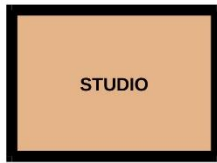
Rare to the market this detached period house in the sought after "Groves" area of New Malden. The property has a light entrance hall leading to a double reception room with incredible high ceilings and a feature fireplace, a second interconnecting reception room which would work well as a snug or an office. The present owners have sympathetically extended the property to provide a modern fully fitted kitchen/dining/family room with bifold doors across the back leading to a good sized garden, mainly laid to lawn with a patio area and a studio room. In addition there is a downstairs toilet and utility room. On the first floor there is a master bedroom with ensuite shower room, two further double bedrooms and a family bathroom with freestanding bath and separate shower room. At the front there is off street parking. The property is situated within the catchment for excellent schools and within a short walk of New Malden Station and High Street. EPC Rating E. Council Tax Band F.











TOTAL FLOOR AREA : 1575sq.ft. (146.3 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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