

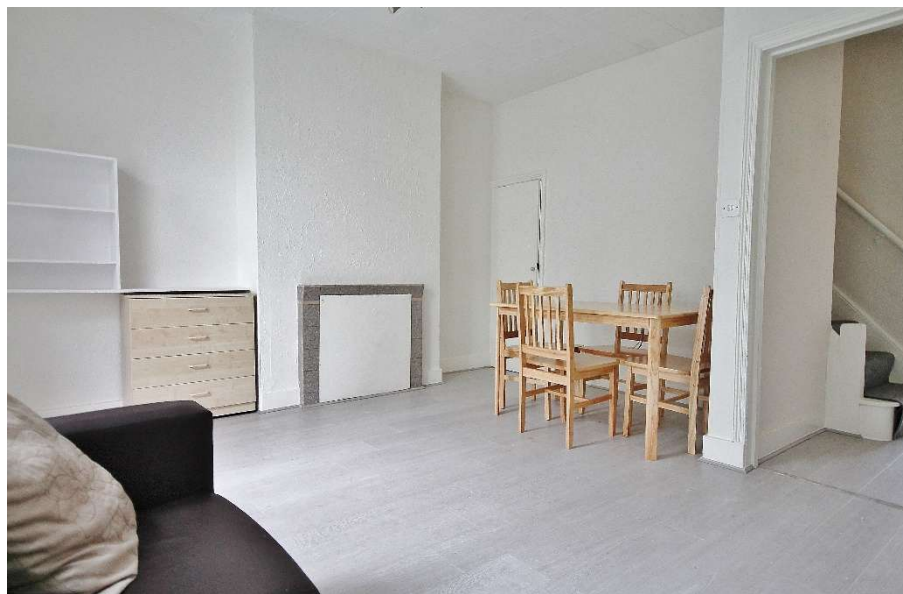
## Beech Grove New Malden KT3



- **Two Bedroom Period House**
- **Two Separate Receptions**
- **South Facing Garden**
- **Sought After "Groves Location"**
- **Close to Excellent Schools**
- **Within Easy Reach of New Malden Station**

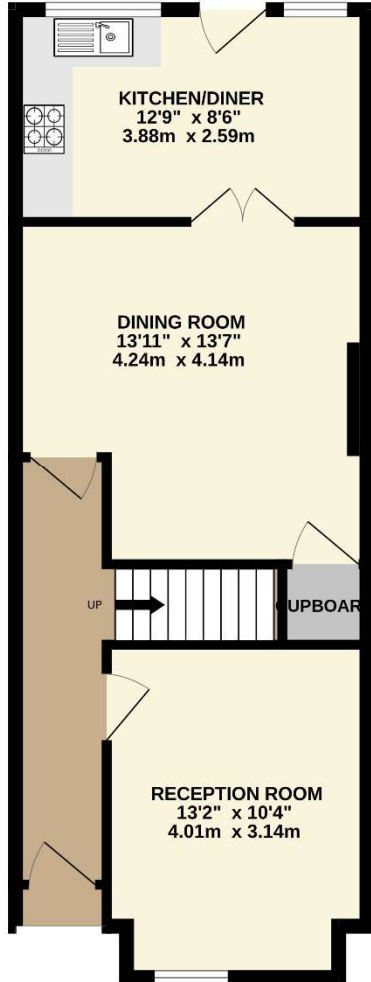
**Price £700,000**

A pretty mid terrace period house which has already been extended on the ground floor to provide excellent living space but still with potential to extend into the loft (STPP). On the ground floor there are two separate reception rooms and a good sized kitchen leading to a large south facing garden. On the first floor there are two double bedrooms, a spacious bathroom and storage room. The property is situated in the sought after "Groves" area of New Malden and is just a short walk from the High Street, Station and within moments of excellent local schools. EPC rating D. Council Tax Band D. Viewings are highly recommended.

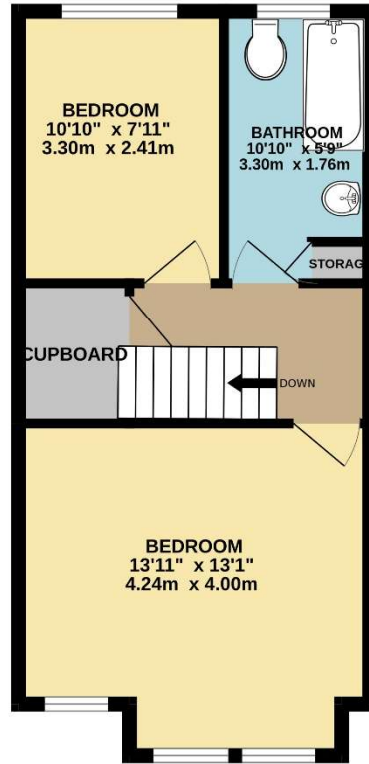




GROUND FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 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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