

## Grafton Road New Malden KT3



- **Charming Two Bedroom Victorian Cottage**
- **Mixture of Period Features and Modern Luxury**
- **Open Plan Kitchen/Dining Room**
- **South Facing Garden**
- **Garage**
- **Central Location**

**Price £695,000**

Situated a 'Stones Throw' from New Malden High Street and Station is this charming end of terrace Victorian cottage which mixes period features with modern luxury. The front reception oozes personality while leading to an open-plan kitchen/dining room where memories are to be made around the versatile kitchen island - a focal point providing the go to spot in which to gather round and benefits from quartz worktops - essential to achieving the perfect balance of durability and sophistication. This is not just a room for cooking in but also an easy-flow, get together space for entertaining. From here patio doors open onto a South facing garden, with patio and side access. On the first floor there are two large double bedroom, family bathroom and study area. In today's world, where many of us juggle remote work, studies and various other responsibilities from the comfort of our homes, having a dedicated study area is definitely an essential providing an efficient workspace. New Malden has a welcoming community spirit, a monthly farmers' market and easy access to the grand Richmond Park and Wimbledon Common. Council Tax Band D. EPC rating D



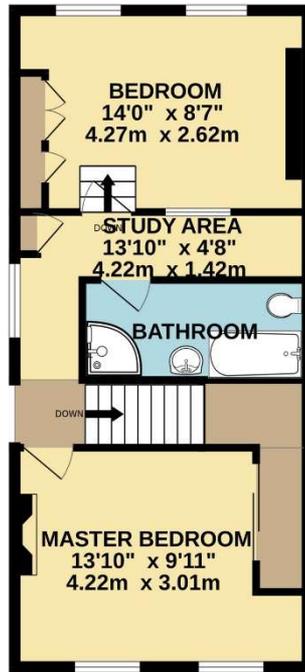
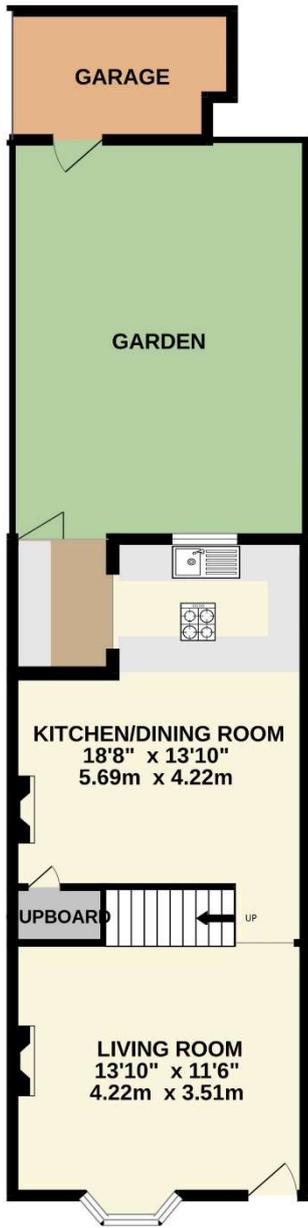






GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.

1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 883sq.ft. (82.0 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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