

## Groveland Way New Malden KT3



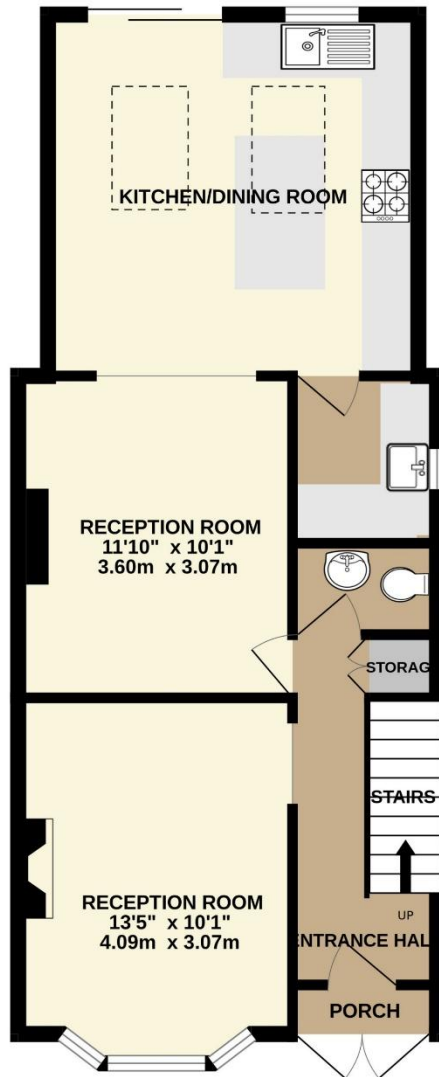
- Beautifully Presented Throughout
- Open Plan Kitchen Diner
- Off Street Parking
- Utility Room
- Downstairs WC
- Well Maintained Mature Garden

**Price £2,980 pcm**

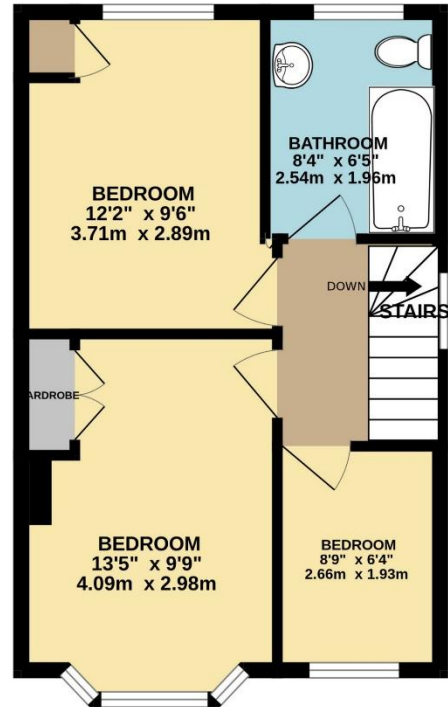
A modern and well-presented three bedroom semi-detached family home with off street parking for two cars. The ground floor of the property has a good size front reception room with a wood burner, a downstairs WC and to the rear is a wonderful, open-plan kitchen/diner which opens to a second reception room; there is also a utility room leading off from the kitchen. The sliding doors in the kitchen lead onto a good size and well-maintained garden with side access and an outside tap. The first floor has two double bedrooms, a modern family bathroom and a single bedroom. Walking distance to Westbury House school and The Study School, Close to A3. Available after the first week of August and unfurnished. Council Tax Band E. EPC Rating D. Security Deposit based upon an asking price offer £3,438



GROUND FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 928 sq.ft. (86.2 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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