

## Beaconsfield Road New Malden KT3



- Semi Detached Period House
- Set with the "Groves"
- Two Receptions
- Catchment for Excellent Schools

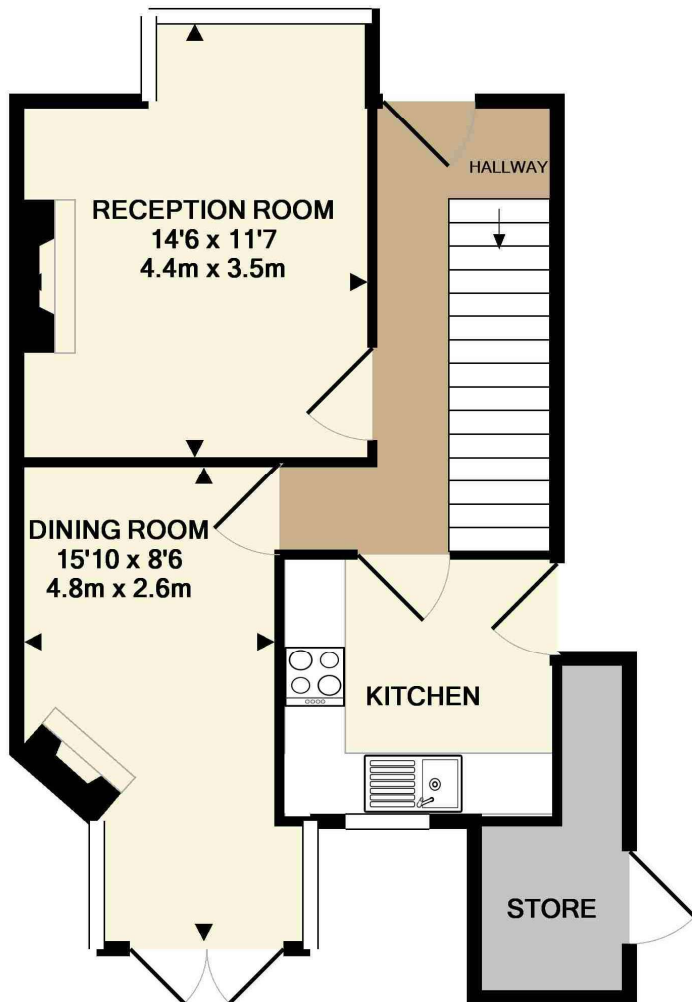
**Price £639,000**

Groves Residential are very pleased to bring to the market this delightful semi-detached Victorian family home with side access and off street parking, located within the ever popular Groves area. This house comprises a front reception with high ceilings, feature fireplace and bay window, a second reception with patio doors onto a private garden and a good sized family kitchen. On the first floor there is a master bedroom with two further bedroom, a double and a single as well as a family bathroom. This property is located in the catchment of excellent schools and within easy walking distance of New Malden Station and High Street. EPC rating E.

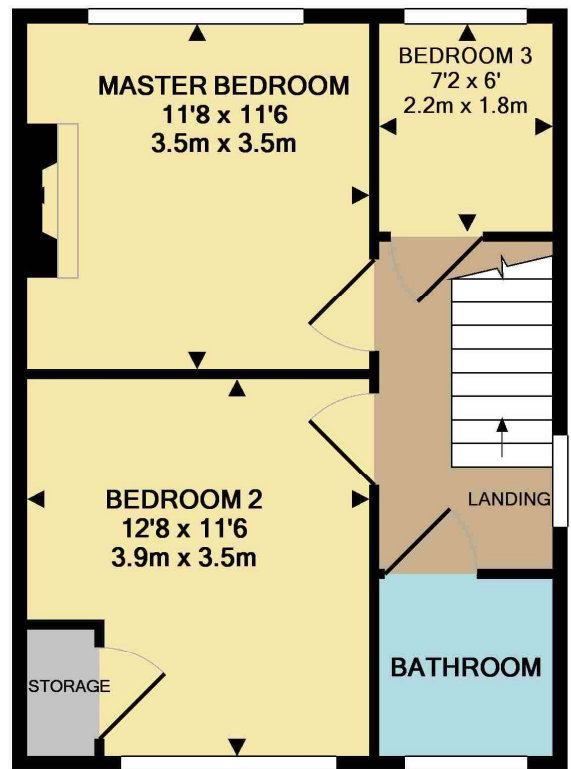








GROUND FLOOR  
APPROX. FLOOR  
AREA 498 SQ.FT.  
(46.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 427 SQ.FT.  
(39.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 925 SQ.FT. (85.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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