

**Fir Grove, KT3 6RH**

**Price Guide £750,000**







# Fir Grove, KT3 6RH

A rare opportunity to buy this 2/3 bedroom link-detached family home towards the end of this quiet cul-de-sac off of Blakes Avenue. With well arranged and flexible accommodation, and offering genuine potential to create, subject to planning, a fabulous family home. The property has plenty of parking, as well as a garage and a large mature rear garden



- Two/Three Bedroom Link Detached Family Home
- Two Spacious Reception Rooms
- Gas Central Heating and Double Glazing
- Lovely Garden
- Detached Garage
- Parking For Multiple Cars
- Potential To Extend (STPP)
- Quiet Cul-De-Sac Location
- No Onward Chain

The property is in a cul-de-sac off Blakes Avenue and has at the end a very convenient pathway for pedestrians that links Fir Grove with Malden Road, enabling access to buses providing links to the surrounding towns. The excellent rail services from Motspur Park and New Malden stations are close by as well. The local community shops can be found at Motspur Park and Plough Green, while New Malden High Street is a 15 minute walk away has more comprehensive facilities including supermarkets, cafés, restaurants and many shops both independent and more recognisable High Street names. The area which is predominately residential is also well served with several schools for children of all ages.

EPC Rating: E

Council Tax Band: F (Royal Borough of Kingston Upon Thames.)

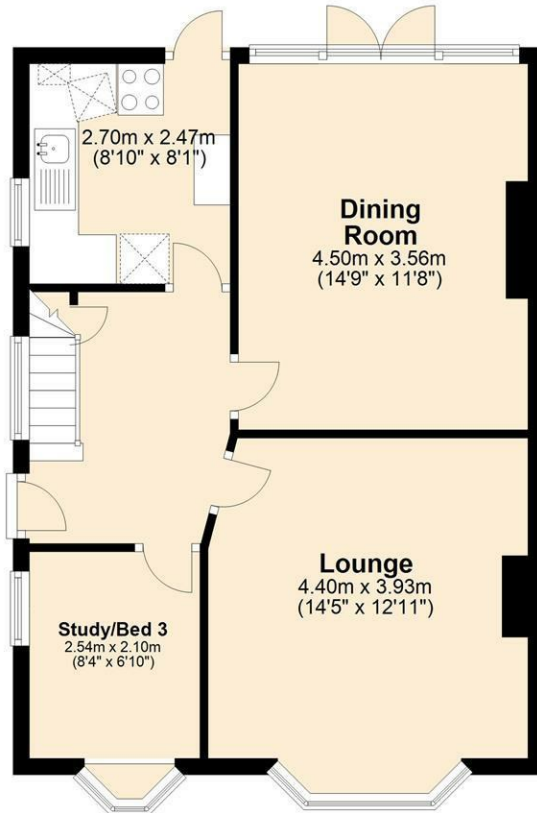




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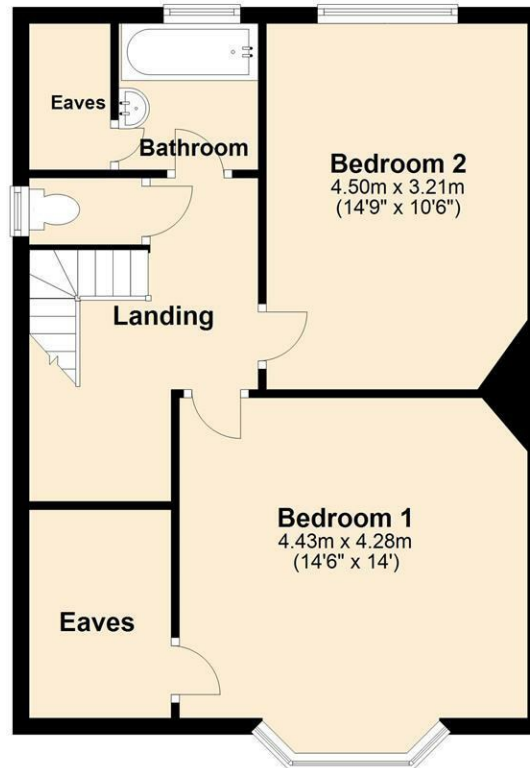
**Ground Floor**

Approx. 52.6 sq. metres (566.4 sq. feet)



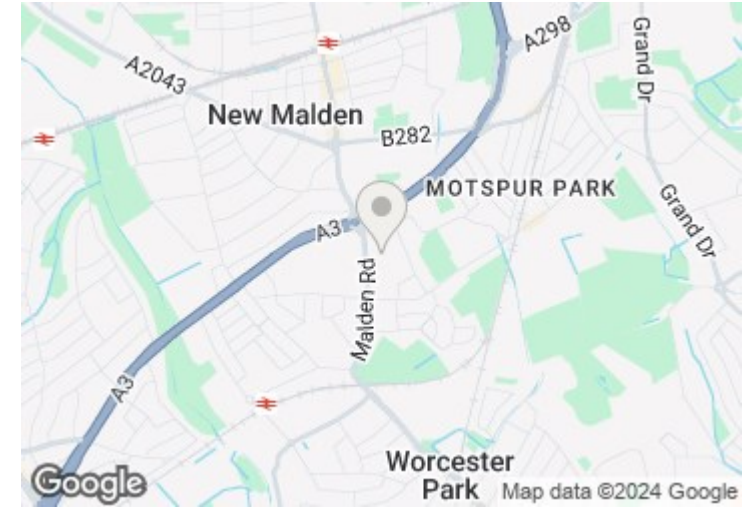
**First Floor**

Approx. 52.5 sq. metres (565.5 sq. feet)



Total area: approx. 105.2 sq. metres (1131.9 sq. feet)

Whilst every effort is taken to ensure the accuracy of these details the floor plan should only be viewed as indicative and any sizes are not exact  
Plan produced using PlanUp.



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