

£1,225,000

Freehold, Semi-Detached  
Four Bedroom House

## Lime Grove

New Malden  
KT3 3TR

FARLEYWOOD

- Design-led spacious kitchen-family room with under floor heating
- Ground floor designated office
- Driveway for two cars

- Utility room plus a cloakroom
- Four double bedrooms, family bathroom and an ensuite
- Highly sought-after location 'The Groves'
- In catchment for excellent schools

Viewing by appointment only  
[www.farleywood.com](http://www.farleywood.com)

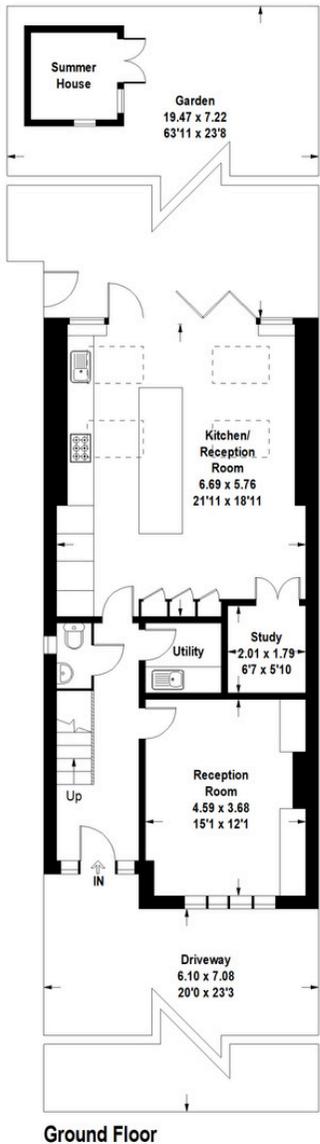
An elegant semi-detached family home offering a carefully considered layout and refined modern interiors throughout. At the heart of the house is an impressive design-led kitchen diner, where a lofty pitched roof extension floods the space with natural light. A generous central island makes this a natural setting for everyday living and entertaining. The living room is positioned separately at the front of the house, while a ground floor office, utility room and cloakroom add both comfort and practicality. Arranged over two floors upstairs are four well proportioned double bedrooms, complemented by two contemporary bathrooms. The principal bedroom occupies the top floor and provides a peaceful retreat with built-in storage and an ensuite shower room. Externally, the property provides parking for two cars at the front, along with side access leading to a long, sunny garden with a large summer house. Set on a sought after street within The Groves, the property enjoys a convenient location close to New Malden station, high street and a selection of excellent schools.



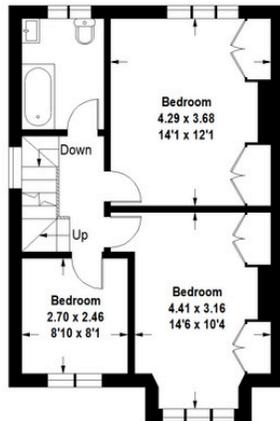




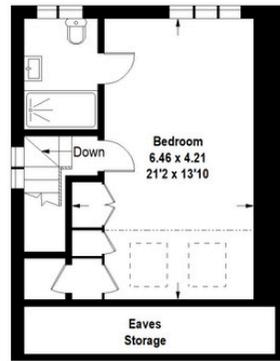




Area Excluding Eaves Storage = 154.31 sq m / 1661 sq ft  
 Eaves Storage = 6.41 sq m / 69 sq ft  
 Approximate Gross Internal Area = 160.72 sq m / 1730 sq ft  
 (Including Eaves Storage)



First Floor



Second Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



New Malden has a welcoming community spirit, fantastic high street that boasts a monthly farmers' market, restaurants, local shops, pubs and cafes. Fantastic local sports facilities include a leisure centre, golf courses, cricket, rugby and health clubs.

This home is a short cycle from the majestic open spaces of Richmond Park and Wimbledon Common.

In the catchment for highly sought-after primary and secondary state, grammar, private and faith schools. Most notably Coombe Girls Secondary School is just a few minutes walk away.

Start your moving story today by contacting FarleyWood.

EPC D  
 Council Tax Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	80 C
39-54	E		
21-38	F		
1-20	G		

# New Malden



by FarleyWood