

Beaconsfield Road New Malden KT3



- **Three Bedroom Period House**
- **Kitchen/Dining Room**
- **Garden with Additional Land**
- **Potential to Extend (STPP)**
- **Off Street Parking**
- **"Groves" Location**

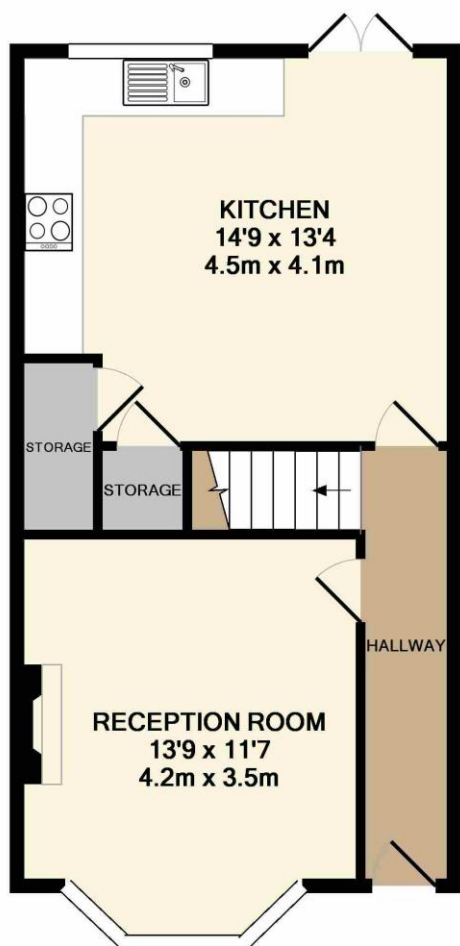
Price £675,000

A welcoming atmosphere awaits and as you step inside the bright hallway you get the first tempting glimpse of what's to come. An instant first impression of lightness aided by the large bay window in the front reception and the sliding patio doors in the kitchen/dining room add to this feeling. The garden is partially paved, but mainly laid to lawn with plenty of screening to provide privacy. On the first floor there is a large principal bedroom with built in wardrobes, a further small double and a single together with a family bathroom with white suite. To the front there is off street parking. In addition, there is a second section of garden to the rear of the present garden, which would be ideal for someone seeking a studio room/office or workshop. Enviably located on a premier road in the 'Groves' area of New Malden, this outstanding home is a stone's throw from the Station and High Street and close to highly sought-after Christ Church Infant and Junior School and Corpus Christi as well as Coombe Hill Schools. There's plenty more on your doorstep for dog walking or cycling including the majestic Richmond Park and inspirational Wimbledon Common. EPC D. Council Tax Band D. NO ONWARD CHAIN

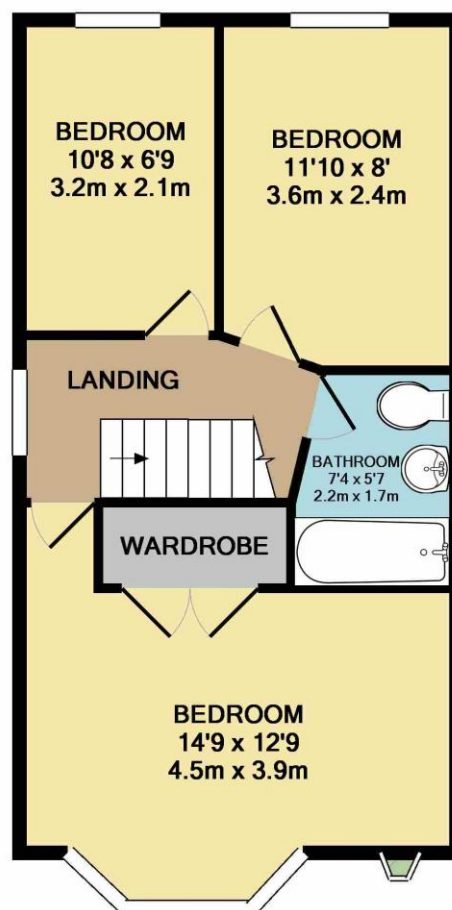








GROUND FLOOR
APPROX. FLOOR
AREA 426 SQ.FT.
(39.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 425 SQ.FT.
(39.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 851 SQ.FT. (79.1 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