GROVES
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# Phyllis Avenue New Malden KT3

- **Mid-terraced family home, with four bedrooms**
- **Open plan living**
- **Two bathrooms**
- **Close to transport, schools and local amenities**
- **NO ONWARD CHAIN**

**Price £695,000**

A four bedroom, mid-terraced family home, with open plan living on the ground floor. As you enter the property, there is under stairs storage. The hallway leads in to the open plan reception, kitchen and diner. The reception area is a decent space, large enough for multiple seating options, plus has a bay window. The kitchen area is well equipped and modern with space to have a table opposite, if preferred. The current dining space has ample storage with a utility section. This area could double up as an additional seating or play area for children, over looking the decking and further lawn. There is also an outhouse in the garden. On the first floor there are two double bedrooms; the front bedroom has a bay window and there is a smaller bedroom or study, plus a family bathroom. The loft has been converted into a large, principle, double bedroom with plenty of storage, plus there is a shower room. No Onward Chain; close to the station; within the catchment for Good Schools and within walking distance to convenience stores. EPC rating D. Council Tax band E.

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GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.

1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.

2ND FLOOR
330 sq.ft. (30.7 sq.m.) approx.

TOTAL FLOOR AREA : 1367 sq.ft. (127.0 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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