





12 MYRTLE GROVE

NEW MALDEN, KT3 3LF

£775,000

FREEHOLD

Welcome to this charming 1920s built family home located in the desirable Myrtle Grove, New Malden. This delightful property boasts four spacious bedrooms, making it an ideal choice for families seeking comfort and style. As you enter, you will be greeted by beautiful parquet flooring that enhances the character of the ground floor, creating a warm and inviting atmosphere.

The open-plan living space is perfect for modern living, seamlessly integrating a contemporary fitted kitchen with ample room for dining and relaxation. This layout not only promotes a sense of togetherness but also provides a fantastic space for entertaining guests or enjoying family time.

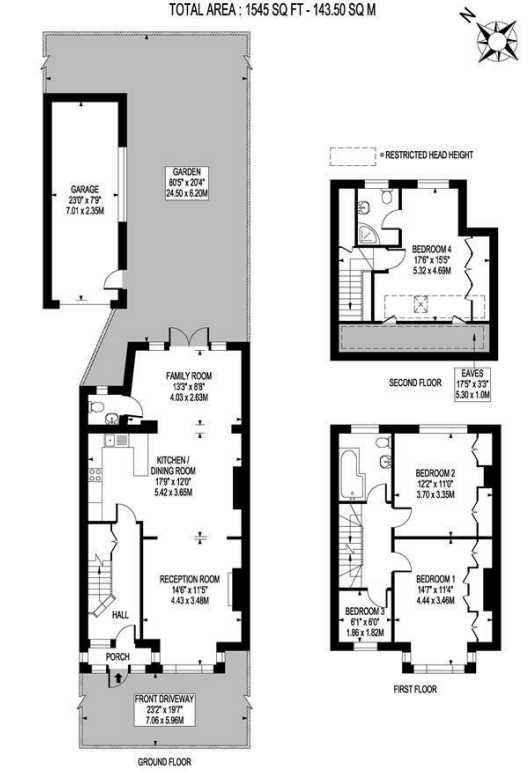
Additionally, the property features a detached garage, accessible via a right of way through the undercroft, as well as off street parking to the front of the property, offering convenient storage or parking options. Situated in the Coombeside area, this home is ideally positioned for families, with excellent local schools just a stone's throw away, ensuring that education is easily accessible.

ELIZABETH WIGHTWICK

YOUR BESPOKE PROPERTY AGENT

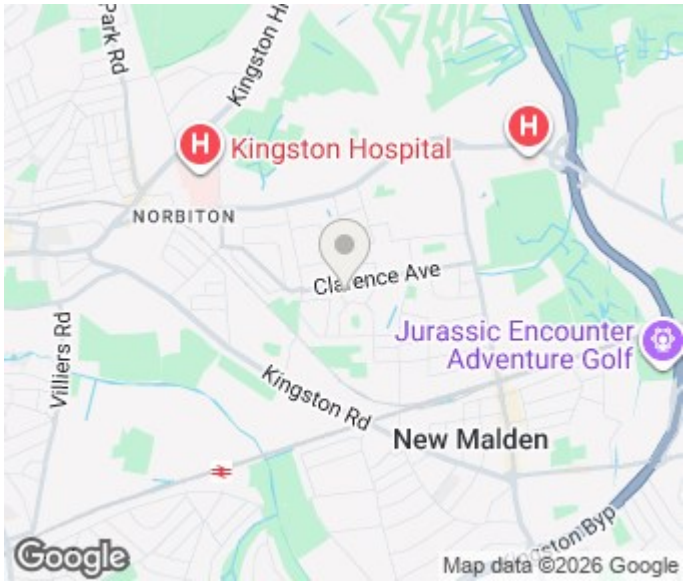
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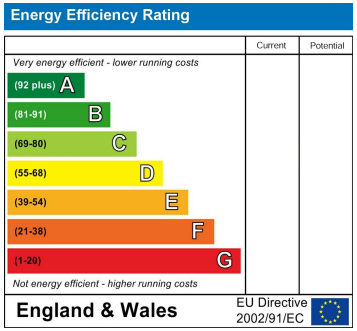
APPROXIMATE GROSS INTERNAL FLOOR AREA : 1310 SQ FT - 121.70 SQ M
(EXCLUDING GARAGE & EAVES)
GARAGE AREA : 178 SQ FT - 16.50 SQ M
EAVES AREA : 57 SQ FT - 5.30 SQ M
TOTAL AREA : 1545 SQ FT - 143.50 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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