

Lawn Close New Malden KT3



- **Two Bedroom Ground Floor Maisonette**
- **Private Rear Garden**
- **"Groves" Location**
- **Quiet Cul De Sac**
- **Easy Access to New Malden Station**
- **Close to High Street Conveniences**
- **No Onward Chain**

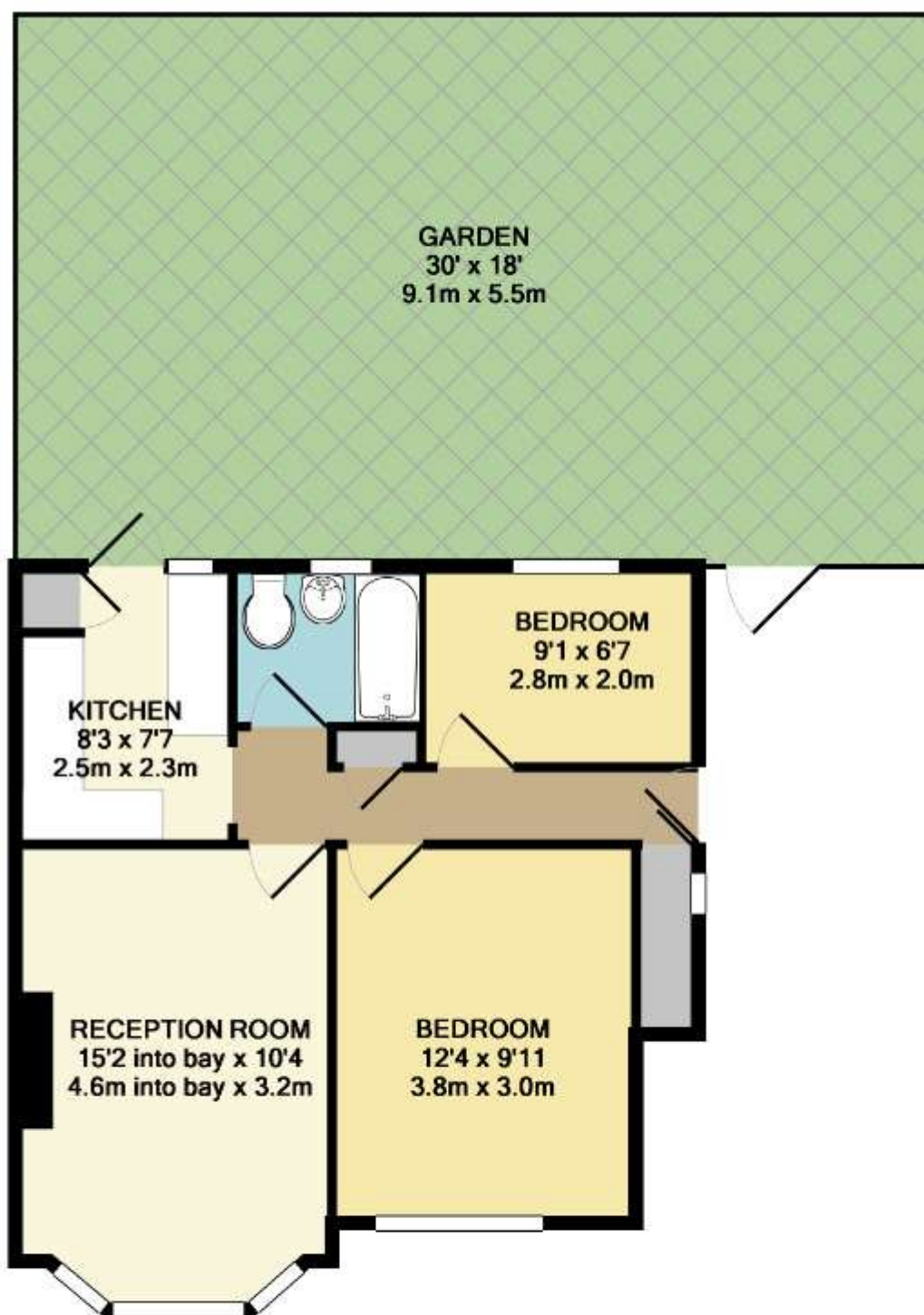
Price £390,000

An ideal step onto the property ladder. This well presented two-bedroom ground floor maisonette is tucked away in a quiet cul-de-sac within New Malden's highly sought-after "Groves" area. Perfect for first-time buyers, it offers a stylish, modern interior with the rare bonus of private outdoor space. Providing an excellent layout with a good sized living space, separate kitchen and bathroom. Two bedrooms providing flexibility for a guest room, nursery or dedicated home office. Situated just a short walk to New Malden Station for fast, direct links into central London and close to High Street conveniences including local shops, cafes, restaurants, and supermarkets. EPC rating D. Council Tax Band C.









TOTAL APPROX. FLOOR AREA 484 SQ.FT. (45.0 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.

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