

## Sycamore Grove New Malden KT3



- **Beautifully Presented Two Double Bedroom Maisonette**
- **Stylish Kitchen/Dining/Living Room**
- **Master Bedroom with Full Width Wardrobes**
- **Second Double Bedroom**
- **Superb Bathroom with Separate Shower**
- **Detached, Private Garden to the rear of the property**

**Price £465,000**

Meticulously maintained, from the moment you walk up the stairs to the bright open hallway your first impressions are those that tell you... this is a home that shines. The epitome of broken-plan living, the L-shaped kitchen/dining/sitting room is characterised by simple clean lines of the modern sleek fully fitted kitchen, combining functionality with style. Alongside the spacious master bedroom, with full width built-in wardrobes and dressing table 'nook', is a second double bedroom and luxurious bathroom with both bath and separate shower. In addition, there is a secluded 'secret garden' with private access, which is detached from the property, to the rear. Enviably located in the 'Groves' within easy walking distance of the Station and High Street this property is a must see. EPC C. Council Tax Band C.

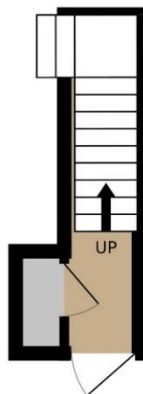








GROUND FLOOR  
50 sq.ft. (4.6 sq.m.) approx.



1ST FLOOR  
654 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA: 703 sq.ft. (65.3 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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