

Chestnut Grove New Malden KT3



- **Pretty Period House**
- **Three Double Bedrooms**
- **Light-Filled Through Reception Room**
- **Mature South Facing Garden**
- **Potential to Extend (STPP)**
- **Easy Walking Distance to New Malden Station and High Street**
- **Large Garden Office**

Price £745,000

Nestled within the leafy roads of New Malden's prestigious 'Groves', this captivating period property, with beautiful fireplaces, weaves together timeless character within a light-flooded space. Step inside to find a bright through-reception room, bathed in natural light that pours through elegant patio doors. These lead your gaze out toward a picturesque, south facing garden with mature borders and a large, well insulated, garden office. The garden offers a private haven perfect for golden afternoons and alfresco interludes. A classic galley-style kitchen completes the ground floor accommodation. Ascending to the first floor, you are greeted by a master bedroom of generous proportions, accompanied by a charming second double bedroom. The family sanctuary beckons with a vintage flair, boasting a luxurious freestanding claw-footed bath, designed for long, indulgent soaks. The journey continues to the top floor, where a peaceful third double bedroom sits alongside a discreet separate cloakroom. EPC rate C. Council Tax Band D.

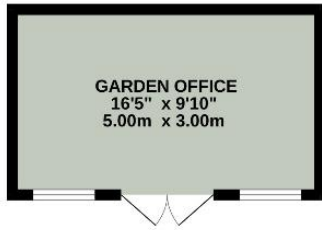




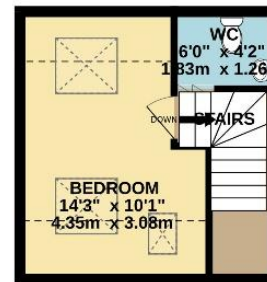
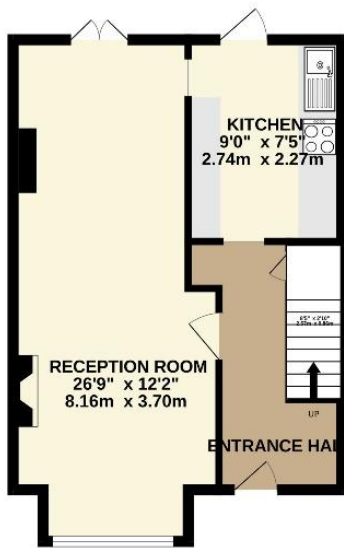




GROUND FLOOR
598 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



2ND FLOOR
194 sq.ft. (18.0 sq.m.) approx.

TOTAL FLOOR AREA : 1216 sq.ft. (112.9 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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