



## Fairacre, KT3

### £400,000

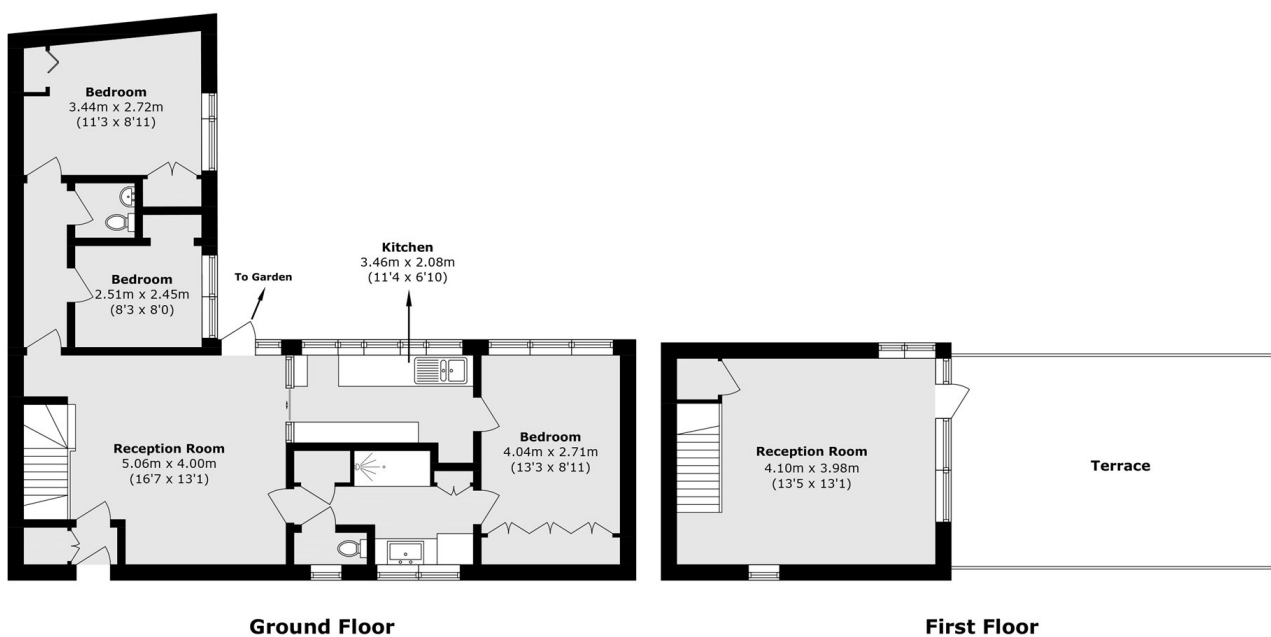
Priced to reflect its exceptional potential, this modern home is situated in a quiet gated residential development. The house offers flexible and versatile accommodation. On the first floor is a generous room that could serve as a principal bedroom with direct access to a large private roof terrace, or alternatively be used as an impressive reception room. The ground floor has a further reception room, three bedrooms, a bathroom and a separate WC. While the property would benefit from updating throughout, it represents an exciting opportunity for a buyer to modernise and create a fantastic home tailored to their own taste and specification.

Fairacre is a small, private, gated development, ideally located within the Groves area of New Malden. Less than 500 yards to New Malden Station and its busy High Street with an array of local stores, Supermarkets and international restaurants.

### Features

- In Need Of Modernisation
- Gated Development
- Garage In Block
- Garden & Roof Terrace
- No Onward Chain
- Bathroom & W.C

# Fairacre, New Malden, KT3



Total area (approx.): 87.2 sq. m (938.6 sq. ft)  
Terrace area (approx.): 25.5 sq. m (274.4 sq. ft)