

Poplar Grove New Malden KT3



- **Ground Floor Maisonette**
- **Spacious Lounge/Dining Room**
- **Two Good-Sized Double Bedrooms**
- **Fully Fitted Kitchen**
- **Low Maintenance Private Front & Rear Gardens**
- **Prime "Groves" Location**

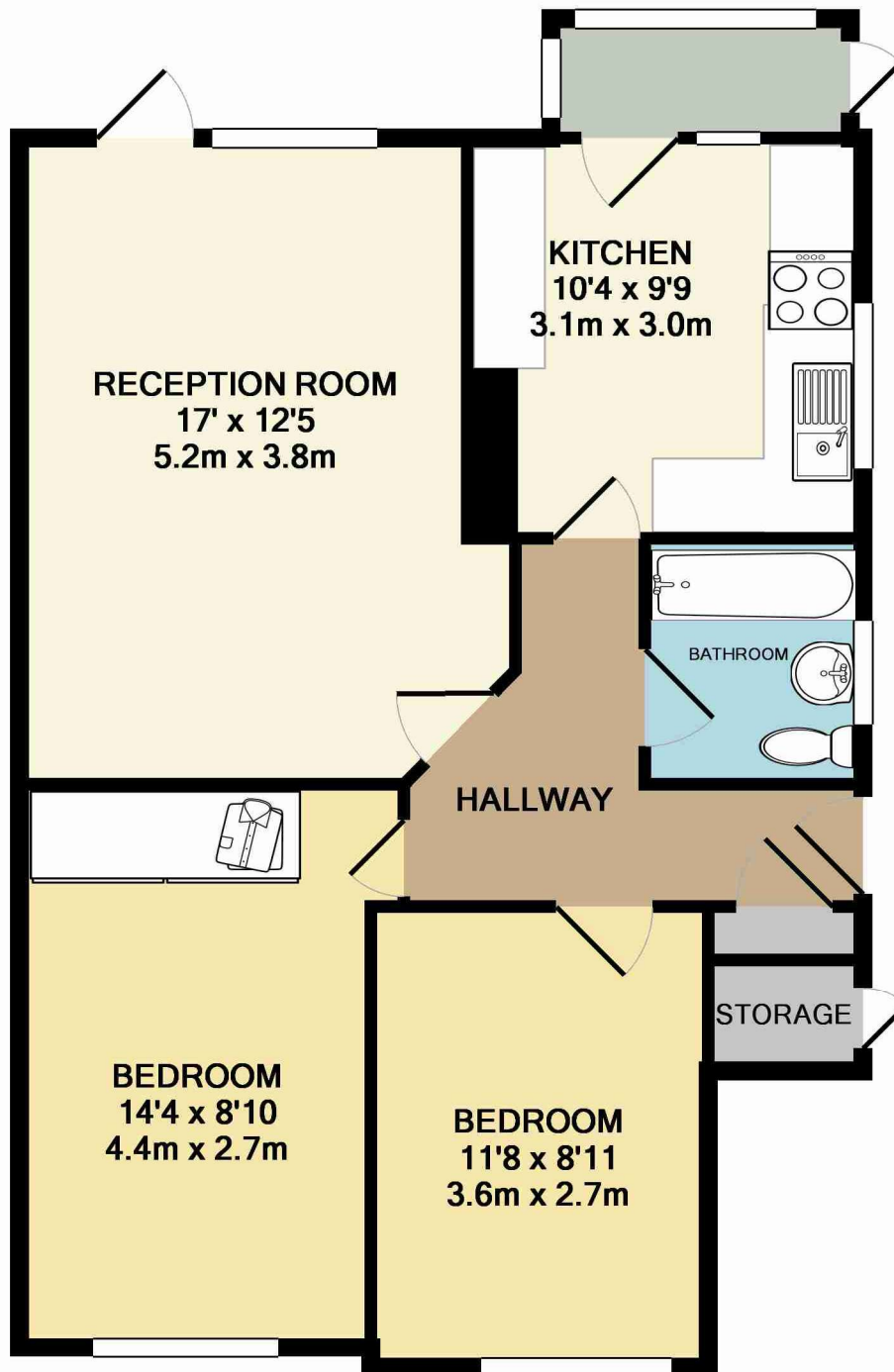
Price £449,950

Set within a purpose-built block of just four maisonettes, the property boasts approximately 700 sq ft of living space including spacious lounge/diner, fully fitted kitchen, two good sized double bedrooms and bathroom. There is potential to convert the front garden into off-street parking for two cars (STPP). Poplar Grove is a peaceful, tree-lined street in the heart of the desirable Groves area. It's just a 10-minute walk to New Malden station, offering fast and frequent services into London Waterloo. The property is also close to a wide range of amenities including M&S Foodhall, Waitrose, local cafes, and high street shops. With excellent transport links, low outgoings, this flat represents a rare opportunity to secure a well-located and generously proportioned home in one of New Malden's most desirable neighbourhoods and would be ideal for first-time buyers, downsizers, or buy-to-let investors. NO ONWARD CHAIN. EPC C. Council Tax Band C.









TOTAL APPROX. FLOOR AREA 683 SQ.FT. (63.4 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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