



**Laburnum Grove, New Malden, KT3 3LQ**

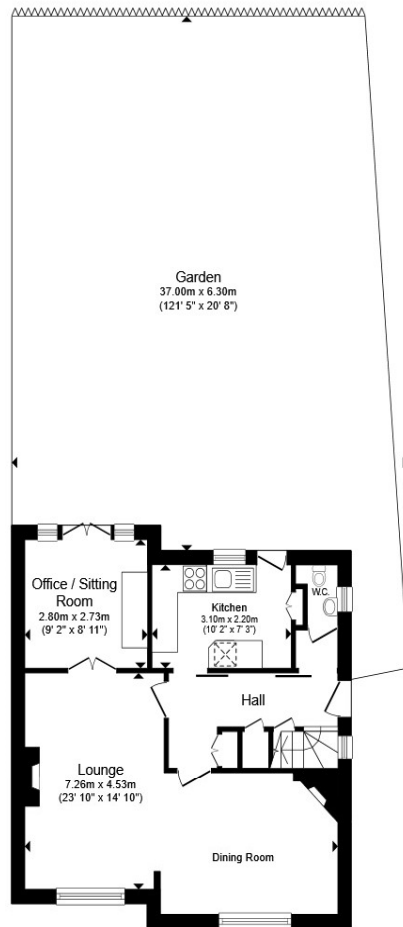
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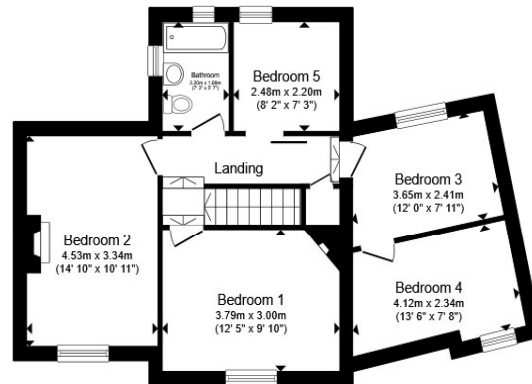
**Laburnum Grove, New Malden**

We are delighted to offer to the market this charming family home, complete with five bedrooms, impressive private rear garden, large frontage and situated in a highly sought-after, rare to the market location.

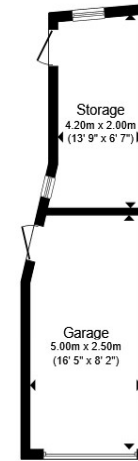




**Ground Floor**



**First Floor**



**Outbuilding**



**Total floor area 140.9 m<sup>2</sup> (1,517 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



We are delighted to offer to the market this charming family home, complete with five bedrooms, impressive private rear garden, large frontage and situated in a highly sought-after, rare to the market location.

The inviting entrance leads through to an open plan living dining room with period features, hard wood floor, ample natural light leading to an adjoining office/ sitting room with patio doors to the exceptional west-facing private rear garden. The outside space offers a large garage with additional store room, summer house & shed. The separate kitchen is finished to an exemplary standard with butler sink high quality fitments and appliances and soft shut mechanisms.

Continue to the first floor are five bedrooms with a feature fire place to the master bedroom. The arrangement upstairs has been cleverly arranged to maximise space and produce two well proportioned bedrooms to the side of the property. The family bathroom is of a generous size and ultra-modern.

Additional benefits include double glazing, gas fired central heating, off street parking, downstairs WC, stylish high quality decor and huge scope for potential further extension and expansion.

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## Laburnum Grove, New Malden

- Large West-Facing Rear Garden
- Separate Garage
- Five Bedrooms
- Modern Fitted Kitchen
- Open Plan Living Dining Area
- Charming Features Throughout

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: F

guide price

**£1,000,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NML107718 - 0005

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