



## Elm Road New Malden KT3



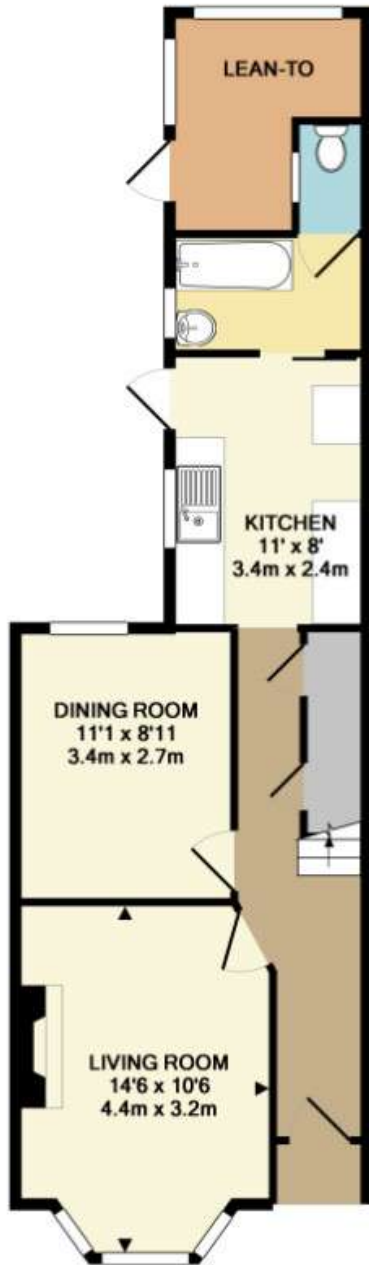
- **Three Bedroom Period Home**
- **Large Rear Garden. Off-Street Parking**
- **Requires Updating - Scope To Extend (STPP)**
- **Very Popular "Groves" Location**

**Price £599,950**

Set in the heart of the very popular "Groves" area, an attractive period home which is in need of updating but offers excellent potential. Currently the accommodation comprises two reception rooms, kitchen, three double bedrooms and a bathroom and has the added benefits of off-street parking to the front and a beautifully kept, large rear garden. There is scope to extend the property both to the rear and into the loft (subject to planning) and the house is offered for sale with no forward chain. EPC rating D. It is also located within a short walk of the High Street and station as well as excellent local schools and viewings are highly recommended.







GROUND FLOOR  
APPROX. FLOOR  
AREA 547 SQ.FT.  
(50.8 SQ.M.)

**TOTAL APPROX. FLOOR AREA 966 SQ.FT. (89.7 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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1ST FLOOR  
APPROX. FLOOR  
AREA 419 SQ.FT.  
(38.9 SQ.M.)