

## Acacia Grove New Malden KT3



- **Bright One Bedroom Modern Maisonette**
- **Large Balcony with Space for Table and Chairs**
- **Well Maintained Communal Garden**
- **Private Parking in Gated Development**
- **Garage**
- **Share of Freehold**

**Price £315,000**

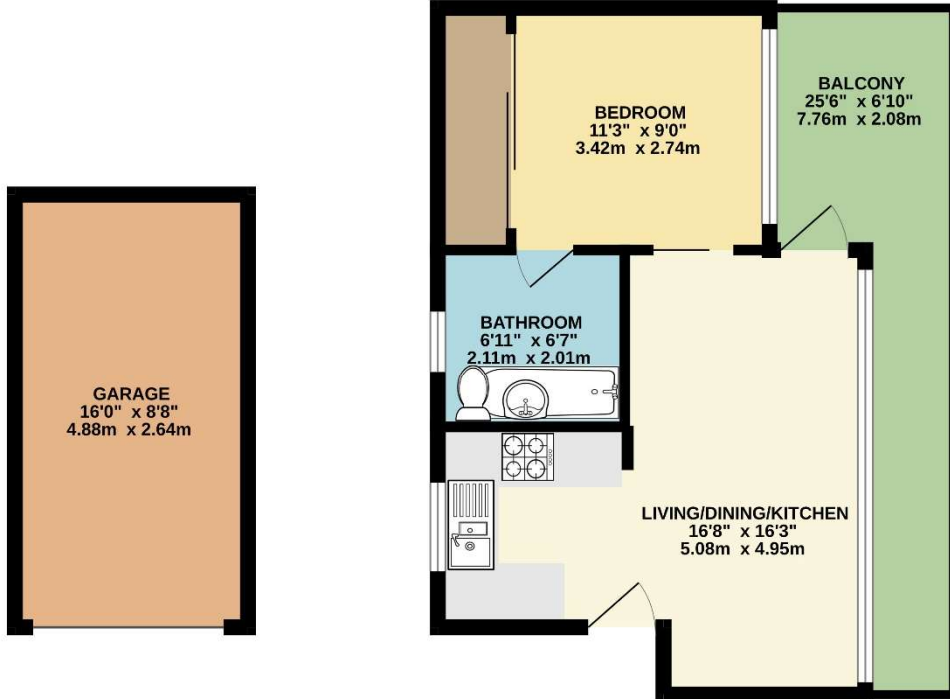
A modern first floor maisonette in this popular gated development with well maintained communal gardens, private parking and garage. The front door opens onto an open plan living/dining/kitchen with floor to ceiling windows which floods light into the reception room. A door leads from here to just under 8 metres of south facing balcony with room for a table and chairs or a couple of sun loungers. There is a main bedroom with built in wardrobes and access to a bathroom with white suite. In addition there is a garage with electricity. The property is located in the sought after "Groves" area of New Malden, "a stones throw" away from both New Malden Station and the High Street. There is access to "The Cut" through the rear of the development which runs into the "Beeline Way" providing both a foot and cycle path linking New Malden to Raynes Park and up to Beverley Park and Raynes Park Sports Ground. Share of Freehold. No onward chain. EPC D. Council Tax B.







FIRST FLOOR  
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 488 sq.ft. (45.4 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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