



Lime Grove New Malden KT3



- **Spacious Two Bedroom Period Conversion**
- **Large Reception**
- **Private Garden**
- **Popular "Groves" Location**
- **Within Easy Access of New Malden Station**

Price £415,000

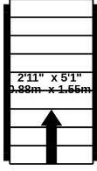
This bright first floor two bedroom period conversion has a spacious hallway, a large reception room, an eat-in kitchen, a large double bedroom, at the rear of the building, and a second bedroom which would be ideal as an office/study. The property also benefits from high ceilings throughout, direct access to a loft with potential to extend (STPP) and a private garden with shed. The property is located within the ever popular "Groves" area and is within easy reach of New Malden High Street and Station. EPC rating C.



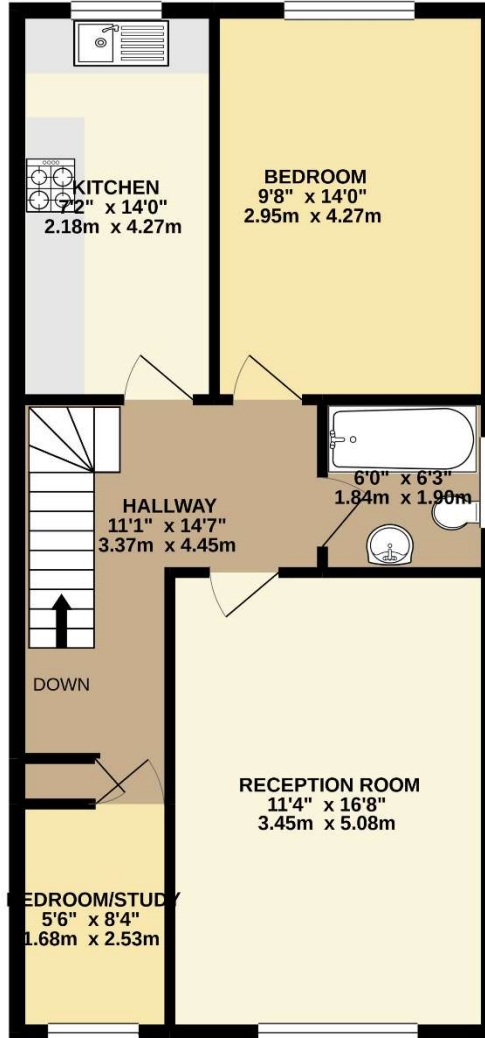


GROUND FLOOR
15 sq.ft. (1.4 sq.m.) approx.

1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



UP



TOTAL FLOOR AREA : 648 sq.ft. (60.2 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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