

## Anne Case Mews New Malden KT3

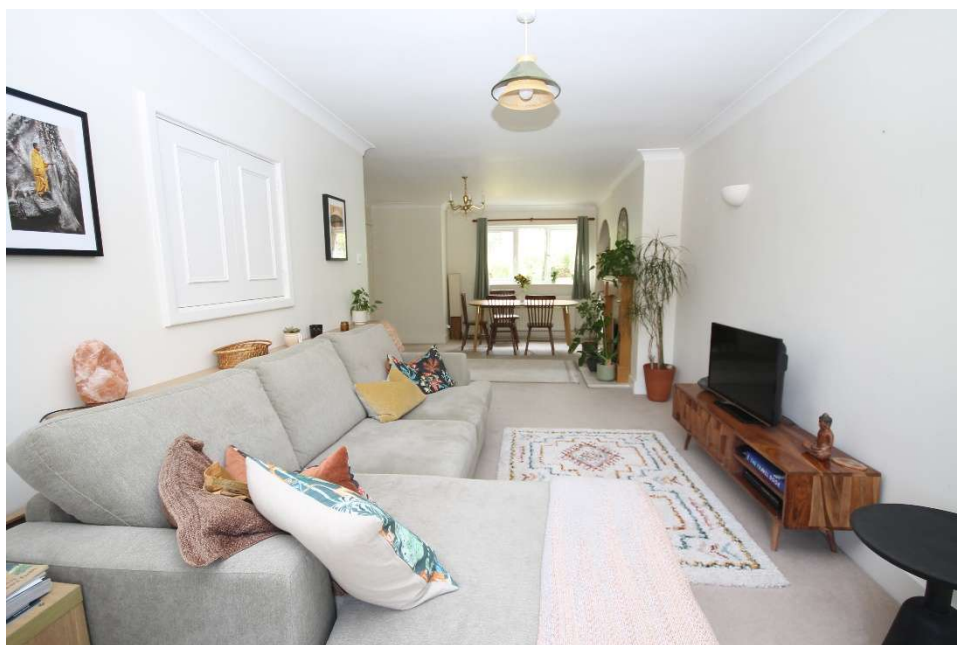


- **Modern Three Bedroom House**
- **Spacious Through Reception Room**
- **Garden to Front and Rear**
- **Separate Garage**
- **Private Cul De Sac in "Groves" Location**
- **Close to New Malden Station and High Street**
- **Catchment for Excellent Schools**

**Price £675,000**

Positioned in this enviable location, a tranquil cul-de-sac tucked away in the 'Groves' sits this modern three bedroom house with pretty mature gardens to the front and rear. On the ground floor a light filled, spacious reception room providing views over both gardens with double patio doors to the rear garden, a good sized galley style, fitted kitchen and downstairs W.C. On the first floor there are three bedrooms, two good sized doubles and a single bedroom together with a family bathroom. In addition, there is a separate garage. New Malden has a welcoming community spirit, a monthly farmers' market, restaurants, local shops, pubs and cafes. Fantastic local sports facilities include a leisure centre, golf courses, cricket, rugby and health clubs. This home is close to several parks and a short cycle from the majestic open spaces of Royal Richmond Park and Wimbledon Common. No Onward Chain. EPC rate C. Council Tax Band E. NO ONWARD CHAIN

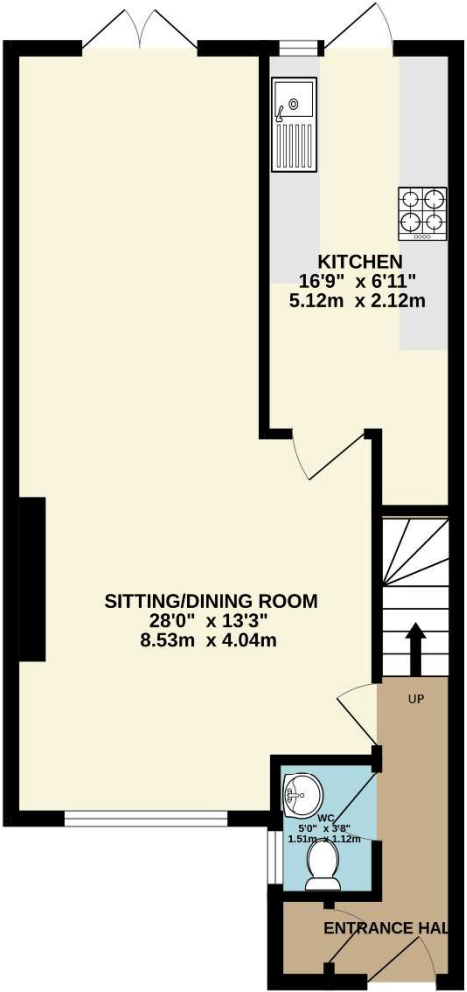




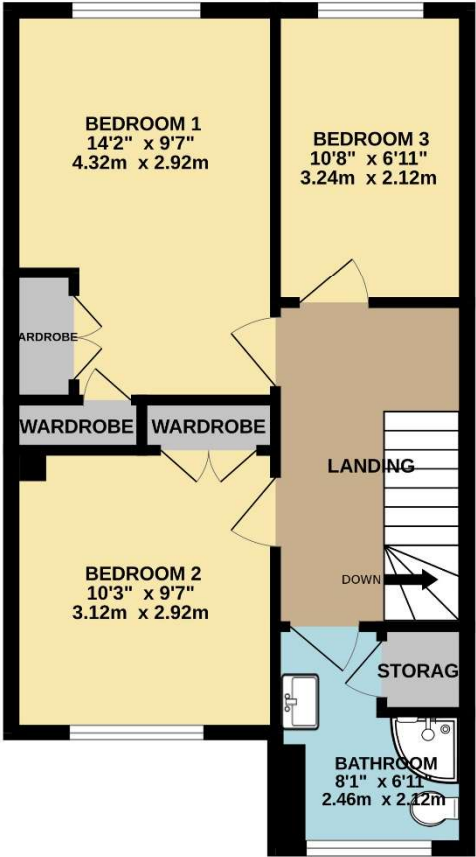




GROUND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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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