

Elm Road New Malden KT3



- **Two/Three Bedrooms**
- **Kitchen/Dining Room**
- **Paved Rear Garden**
- **Close to Burlington School**
- **Moments from High Street and Station**
- **Very Popular "Groves" Location**

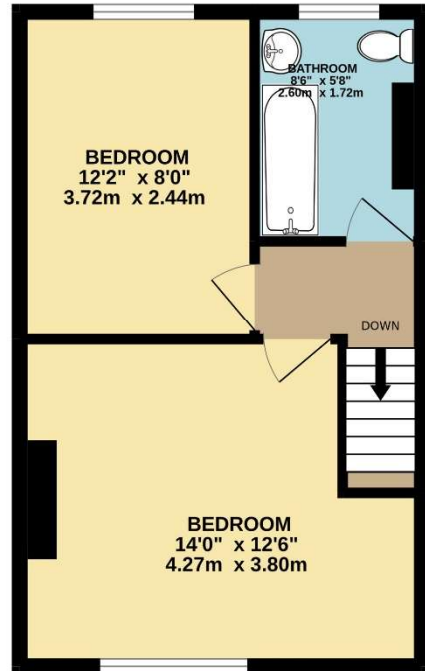
Price £2,150

Set in the heart of the popular "Groves" area, an end of terrace house located moments from the highly sought-after Burlington School. The ground floor has a front reception room (which could be used as a third bedroom) and an extended kitchen/dining room which opens out to the paved rear garden and upstairs there are two double bedrooms and a family bathroom. Both New Malden High Street and station are within easy reach and there is easy access to both Kingston and Raynes Park. The property is available from October and can be unfurnished or part-furnished. Security deposit £2,480 (based on the asking price). Council tax band D. EPC rating D.

GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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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