

Grafton Road New Malden KT3



- **Modern Four Bedroom Two Bathroom House**
- **Fully Fitted Integrated Kitchen**
- **Enormous Master Bedroom**
- **Solar Panels**
- **Off Street Parking**
- **Central New Malden Location**

Price £735,000

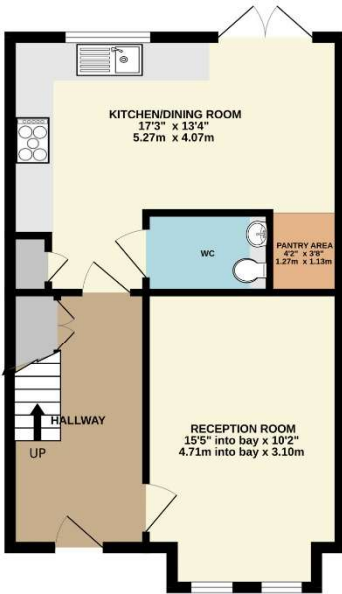
A spacious, modern, new build, four bedroom two bathroom house, which is still under warranty, located in central New Malden within a few minutes' walk of the Station and High Street. On the ground floor there is a large reception room, a kitchen/dining room with a cleverly set out utility area and patio doors onto a private garden. There is also a downstairs cloakroom and permission has been granted for an orangery. On the first floor there are two double bedrooms, both with built in wardrobes, a fourth bedroom which could be used as an office or nursery and family bathroom. On the top floor is an enormous master bedroom with plenty of built in storage and a study space as well as a shower room. In addition there are solar panels and a water softener. This property offers excellent value for money with great transport links to London. EPC rate B.



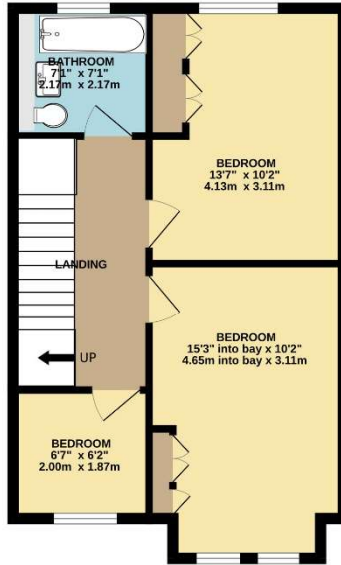




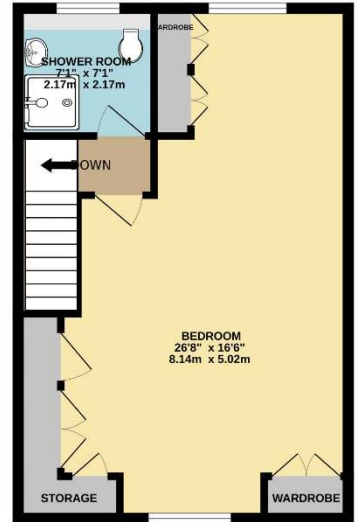
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1470sq.ft. (136.6 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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