

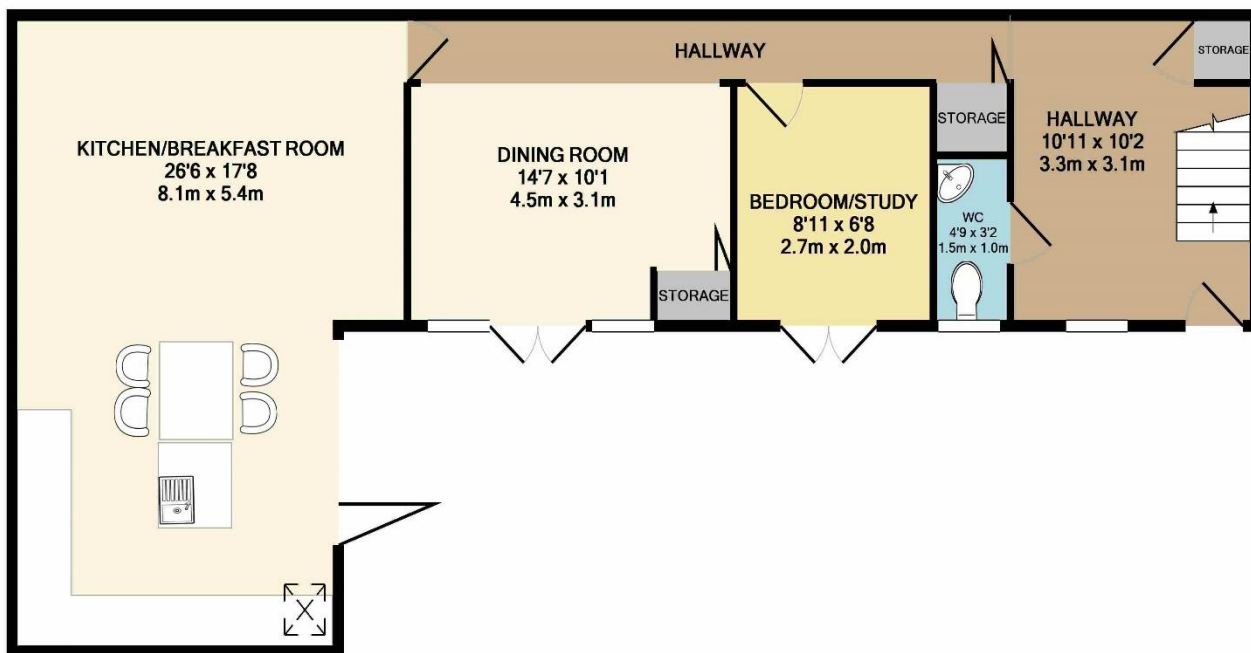
Lime Grove New Malden KT3



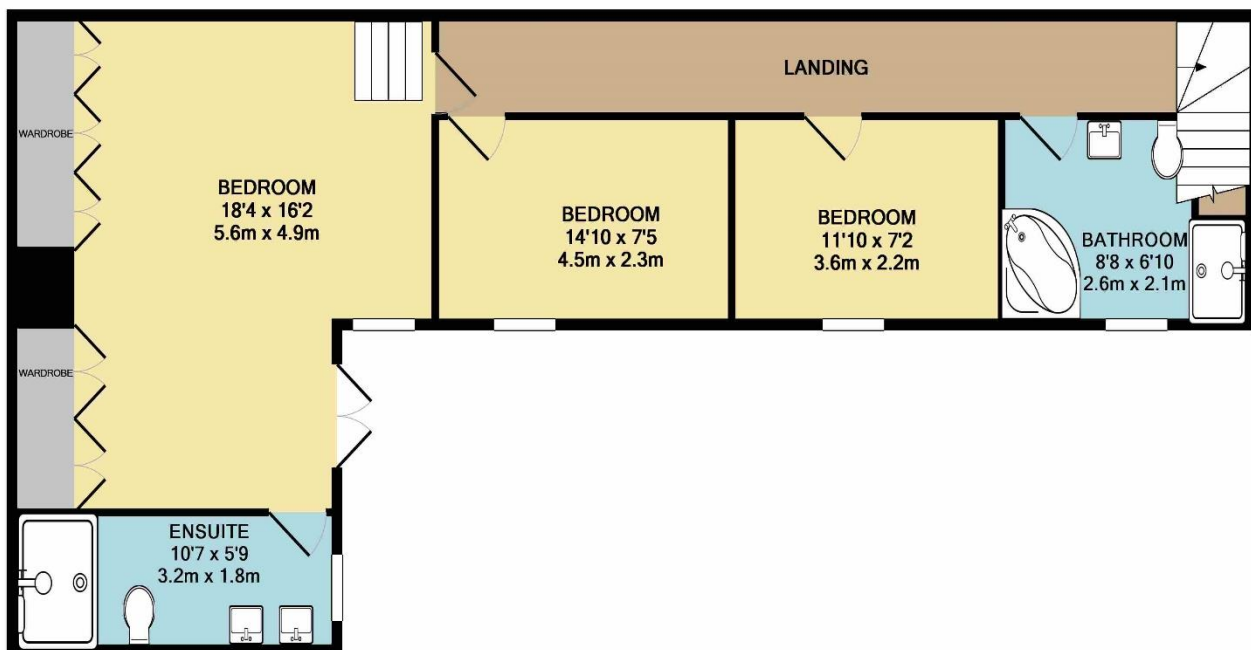
- **Unique Three Double Bedroom Period Cottage**
- **Refurbished in Recent Years to a High Standard**
- **Large Open-Plan Kitchen**
- **Two Further Receptions**
- **Master Bedroom with Dressing Area and Ensuite**
- **Private Driveway and Parking**

Price £3,250 pcm

Located in the highly popular "Groves" area of New Malden, this uniquely converted dairy farm has a history going back 200 years which has been sympathetically refurbished to provide flexible accommodation. On the ground floor you are greeted with a spacious hallway with the original staircase leading to a study/playroom and a dining room with patio doors to the "easy to maintain" south facing courtyard garden; in addition, there is a spacious reception area with an open plan fully fitted kitchen with island for breakfast and bi-fold doors opening onto the garden. All rooms on the ground floor benefit from direct access onto the immaculate courtyard garden. On the first floor there is a master bedroom with dressing area with plenty of built-in wardrobes and an en suite, two further double bedrooms and the family bathroom with a separate shower. The property is located down a private driveway with allocated parking. EPC rating D. Council Tax band F. Security deposit £3,750 (based upon an asking price offer). The property is unfurnished and available start of May.



GROUND FLOOR
APPROX. FLOOR
AREA 917 SQ.FT.
(85.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 901 SQ.FT.
(83.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1818 SQ.FT. (168.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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