

## Acacia Grove New Malden KT3



- **Ground Floor Two Double Bedroom Maisonette**
- **Large Living Room and Spacious Kitchen**
- **Communal Gardens and Parking**
- **Popular "Groves" Location**
- **No Onward Chain**
- **172 Year Lease**

**Price £350,000**

Light-filled, spacious, generously proportioned ground floor maisonette with new double glazing throughout and gas central heating, comprising a large reception room, kitchen with space for a table or breakfast bar, two good sized double bedrooms and bathroom together with a communal garden and residents parking. The property is located in the ever popular "Groves" area of New Malden within easy walking distance of the Station and High Street. New Malden is renowned for having a lovely atmosphere and a thriving community, a monthly farmers' market, restaurants, local shops, pubs and cafes. Fantastic local sports facilities include a leisure centre, health clubs, golf courses, cricket and rugby clubs too. NO ONWARD CHAIN. EPC C. Council Tax Band C.

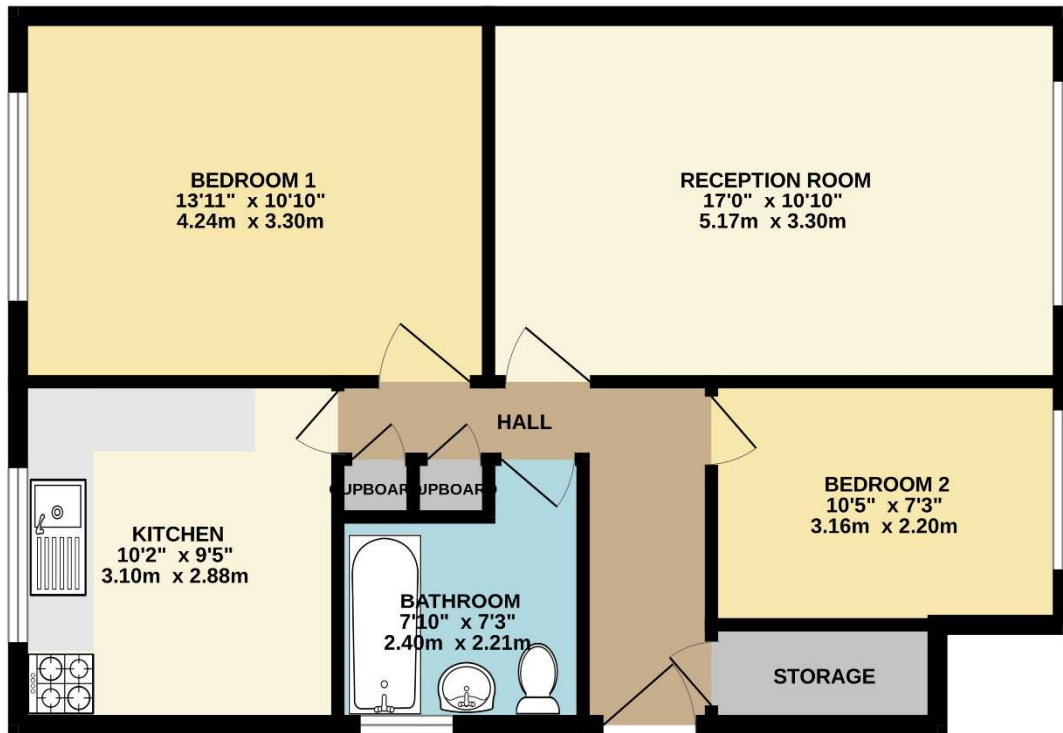








GROUND FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.2 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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