

## Myrtle Grove New Malden KT3



- **Four Bedroom Two Bathroom Period House**
- **Flexible Ground Floor Accommodation**
- **Large, Well Maintained, Mature Garden**
- **Off Street Parking**
- **Potential to Extend (STPP)**
- **Edge of Coombeside**

**Price £775,000**

A spacious hallway leads into the front reception and then into the kitchen/dining room showing that broken-plan living is a versatile way of using all the space and yet it retains all the things that you love about open-plan, the space, light and togetherness while at the same time zoning the space to give back some privacy should you need it. Less about one big space and more about the clever use of it. This continues as your eye follows the line out to the large, pretty mature garden where there is plenty of patio area for outdoor furniture making this a perfect spot for a quiet drink after work or a gathering of some friends over drinks and nibbles. There are three bedrooms on the first floor, two doubles and a single together with a large bathroom with free standing bath, ideal for a relaxing few hours. The property has been extended into the loft to provide a substantial master bedroom and en-suite shower room. There is also off street parking.







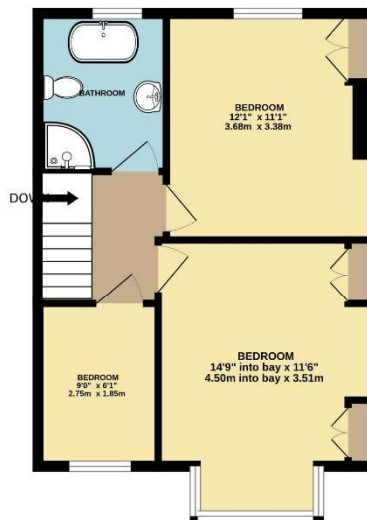
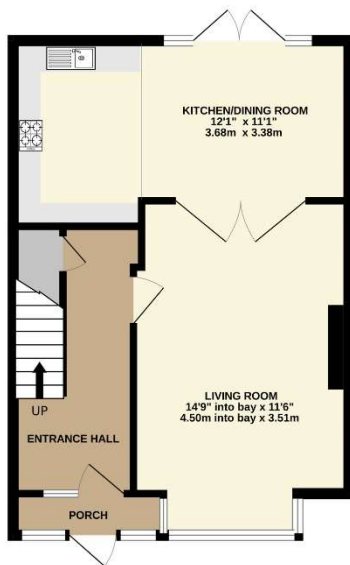




GROUND FLOOR

1ST FLOOR

2ND FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 994sq.ft. (92.3 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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