

Melrose Gardens New Malden KT3



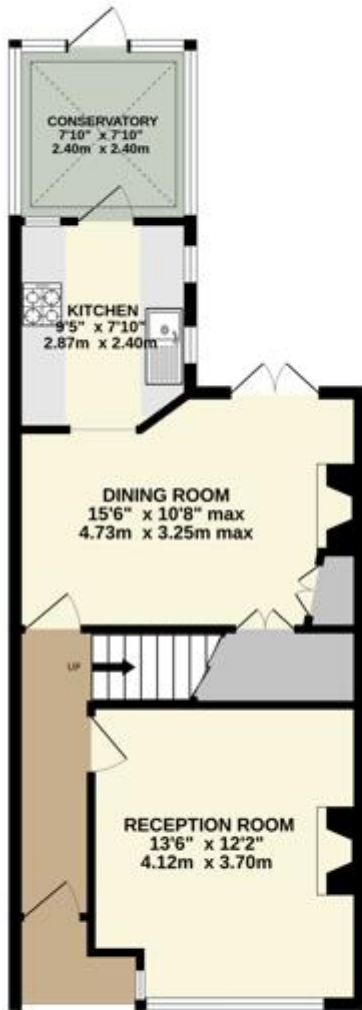
- Located in `The Groves`
- Three bedrooms
- Walking Distance to High Street and Station
- Catchment for Good Schools

Price £2,750 pcm

A well presented three bedroom family home located in 'The Groves' and walking distance to sought after schools as well as New Malden High Street and Station. The property comprises a good size front reception room, a rear reception room with storage and French doors opening onto the decking area and a rear kitchen which houses all the main appliances with the additional benefit of a dishwasher and rear conservatory. The first floor has two bedrooms, one of which has built in wardrobes and a family bathroom. The top floor of the property has a large bedroom, separate WC and eves storage. The property is located just off Elm Road and a moments walk away from the Beeline Way which leads you directly to New Malden Station and High Street and is walking distance to Ofsted rating Good Schools. Available beginning of July and unfurnished. EPC Rating TBC. Council Tax Band D. Security Deposit based upon an asking price offer £3,173.



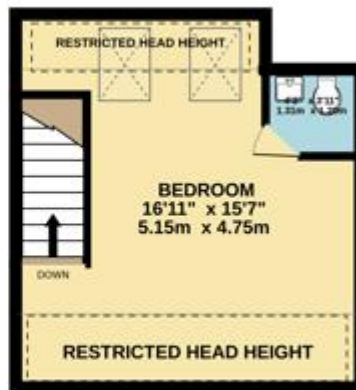
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1172 sq.ft. (108.9 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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