

Lime Grove New Malden KT3



- **Spacious Three Double Bedroom House**
- **Two Inter-Connecting Reception Rooms**
- **Good-Sized Mature Garden**
- **Off Street Parking**
- **Garage to the Side**
- **Catchment for Excellent Schools**

Price £850,000

A spacious, three double bedroom, semi-detached, period house located in the sought after "Groves" area. The good-sized hallway, which leads to two inter-connecting reception rooms, the front one with a pretty bay window, the rear with views over the well maintained mature garden through the patio doors. There is a separate fitted kitchen, which already benefits from having been extended, giving a feeling of space on the ground floor. On the first floor there is a master bedroom at the rear of the house, two further double bedrooms, plus a family bathroom. In addition, there is plenty of room for parking at the front. This home provides generously proportioned living space, with considerable roomy accommodation both upstairs and down, but there is further potential to extend both on the ground floor and into the loft (STPP). Situated close to excellent schools, both primary and secondary and within easy walk of New Malden station, this property has a great deal to offer. EPC rating D. Council Tax Band E.



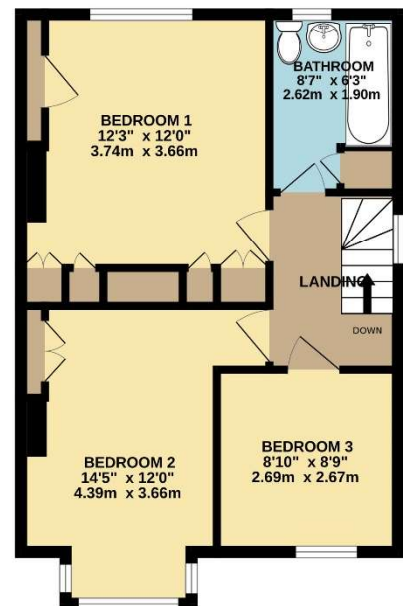
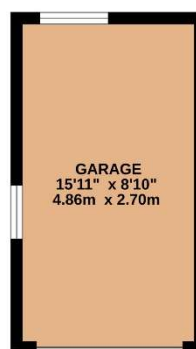
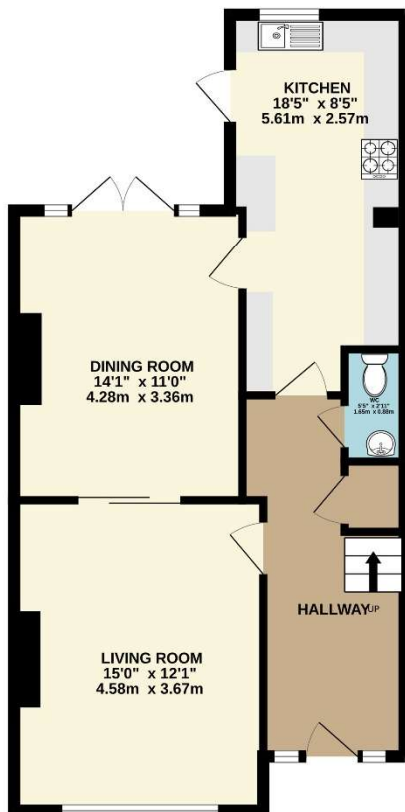






GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.

1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 1225 sq.ft. (113.8 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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