

Poplar Grove New Malden KT3

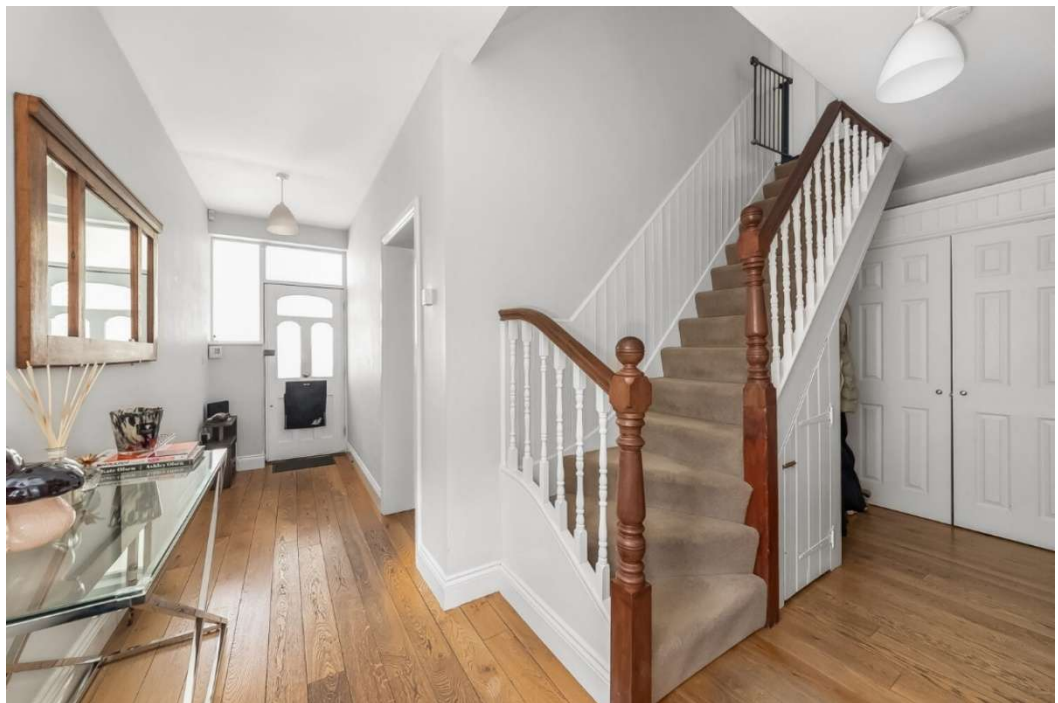
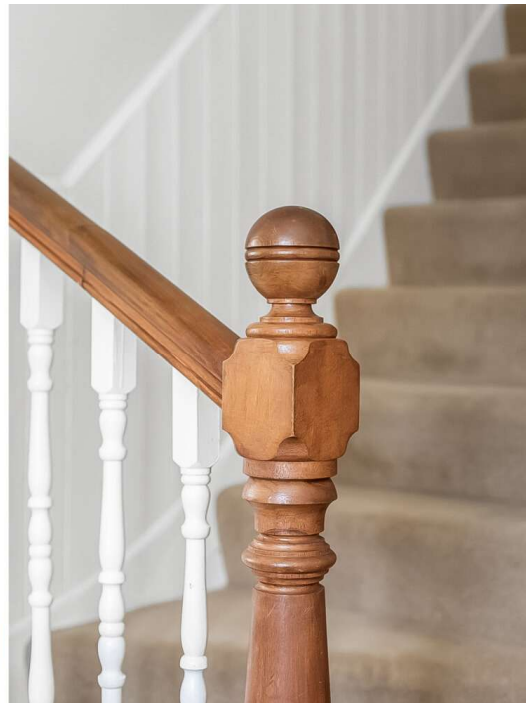


- **Three bedroom, Semi-Detached House**
- **Open plan living**
- **Space for working from home**
- **Walking distance to schools, transport and the high street**
- **Quiet cul-de-sac location in the 'Groves'**
- **NO ONWARD CHAIN**

Price £945,000

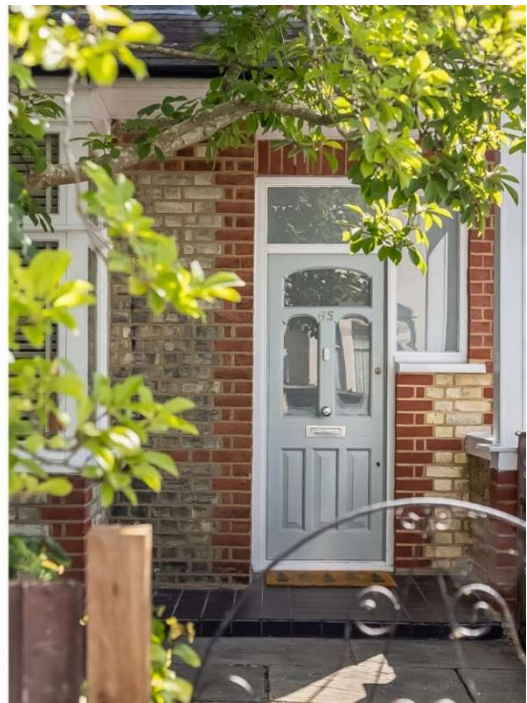
A pretty, three bedroom, semi-detached house, laid out over three floors. As you approach the property there is an attractive front garden. The front reception, with feature fireplace and square bay window is a good size and perfect as a relaxing space, separate from the family open plan kitchen/ dining / living room. There is a generous hallway with plenty of storage, a W.C. and utility room. The kitchen is fully fitted, with bi-fold doors out to a patio area and further lawn. There is also a separate study or playroom. On the first floor there are two double bedrooms, one of which has an en-suite shower room, plus there is a family bathroom. On the top floor there is a double bedroom, plus a separate room which could be used as a walk in wardrobe or a further study. There is scope to further extend by adding a side dormer on the top floor (STPP), which could open up further options for reconfiguring the space and adding a further bathroom if needed. This part of New Malden is popular with buyers; on the edge of the 'Groves'; within walking distance to local schools and nurseries, plus the eclectic New Malden High Street and station. EPC Rating C. Council Tax Band D. NO ONWARD CHAIN.



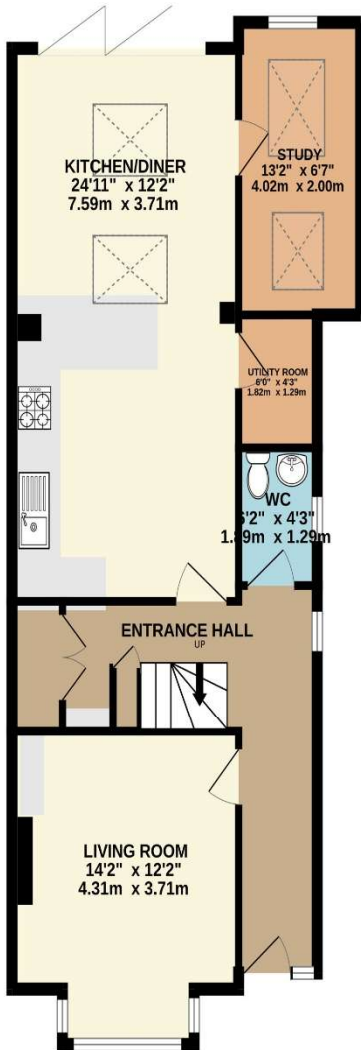




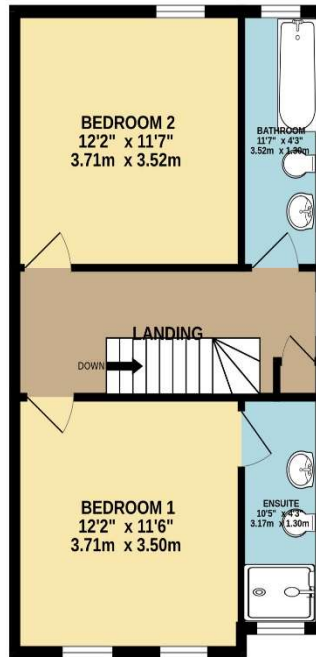




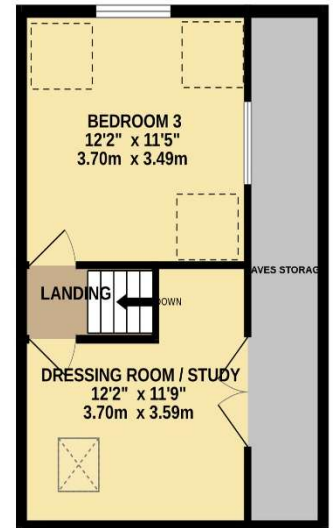
GROUND FLOOR
740 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



2ND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1585 sq.ft. (147.2 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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