

Myrtle Grove New Malden KT3



- **Natural Four Bedroom House**
- **Modern Fully Fitted Kitchen**
- **Downstairs Shower Room**
- **Off-Street Parking**
- **Good Sized Garden**
- **Large Outbuilding**

Price £795,000

This light-filled, neutrally decorated home provides generously proportioned living space with considerable roomy accommodation both upstairs and down, but still provides scope for someone to add additional space if required (STPP). Currently laid out in a "broken-plan" style layout offering an alternative way of living - the idea is to retain all the things you love about open-plan living, 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. For practicality there is a downstairs shower room with W.C. The kitchen seamlessly leads onto a decent sized garden with a large outbuilding (which could be converted to a home office), a covered outdoor area with built-in Pizza oven with a truly Mediterranean feel. On the first floor there is a master bedroom with built-in wardrobes, three further bedrooms and a family bathroom. To complete the appeal there is off street parking too and there is no onward chain. EPC D. Council Tax Band E.

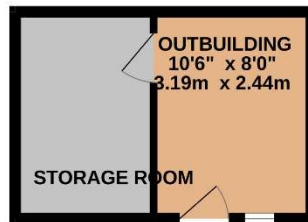




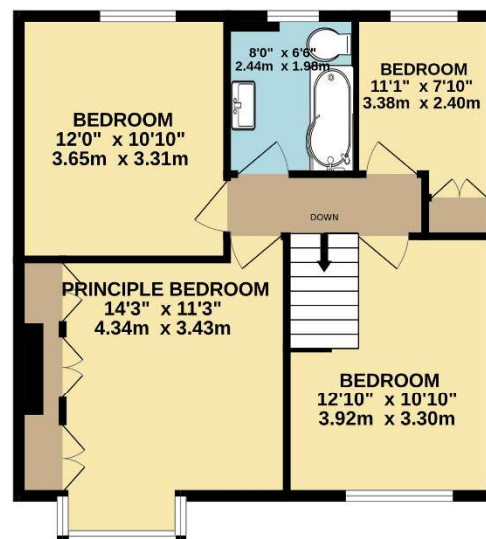




GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 1335 sq.ft. (124.0 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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