

Melrose Gardens New Malden KT3



- **Three Double Bedrooms**
- **Two Reception Rooms**
- **Two Bathrooms**
- **Located in The Groves**
- **Catchment for Primary and Secondary schools**
- **Walking Distance to New Malden Station and High Street**

Price £700,000

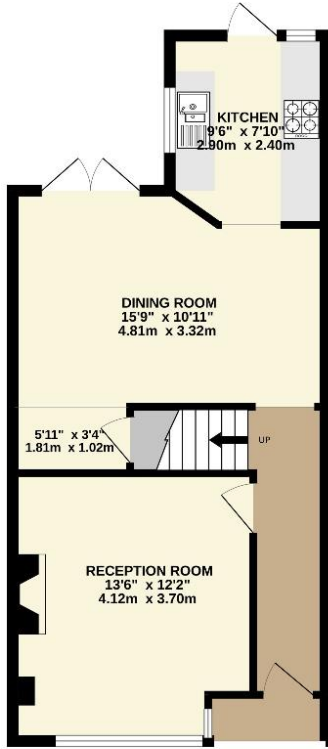
Located within the leafy tree lined streets of the highly popular 'Groves' area, in a quiet, friendly, cul de sac, this well balanced three bedroom period terrace home offers generous proportions throughout. Comprising a front reception with square bay, a rear reception leading seamlessly into the fitted kitchen with access from both onto a south facing garden providing the perfect sun trap. The first-floor hosts two double bedrooms with large windows and natural light alongside a family bathroom. A master suite spans the entire width of the home, complete with spacious shower room. The house is in the catchment area for Christ Church, Corpus Christi and Coombe Girls Secondary School and is a short walk to New Malden High Street and station, with good local transport links. EPC Rating C. Council Tax Band D.



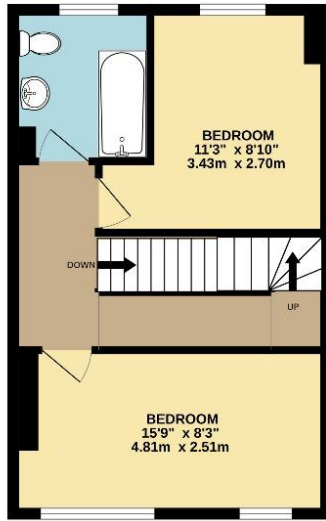




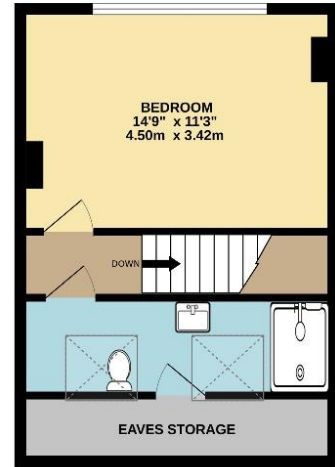
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1241 sq.ft. (115.3 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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