

Beech Grove New Malden KT3



- **Four bedroom, End of terrace House**
- **Beautiful, modern finish**
- **Open plan kitchen / dining / living**
- **Central New Malden - Groves location**
- **Walking distance to the station, high street and schools**

Price £940,000

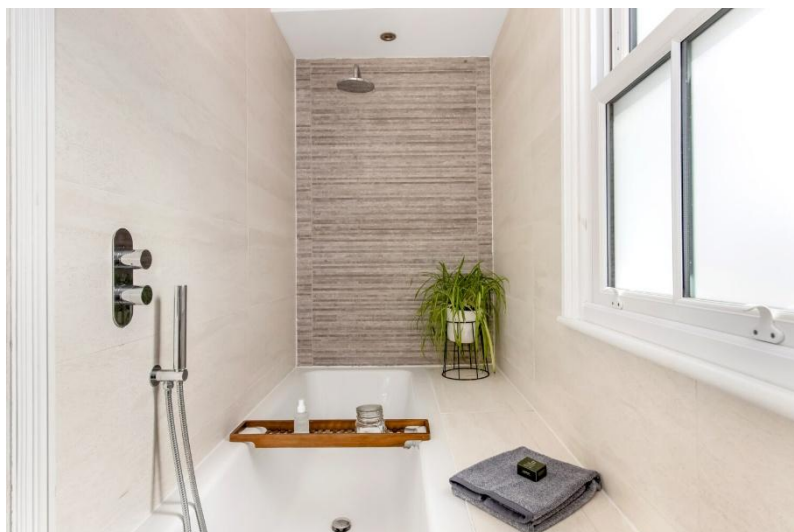
Blending character features with modern living, this attractive family home is ideally situated within walking distance of New Malden High Street, the station and excellent local schools.

The ground floor comprises a bright entrance hall, a charming front reception room with high ceilings and a wood-burning stove. There is a superb open-plan kitchen/dining room, with a large central island and the addition of a sleek utility room. Crittall-style doors open onto the rear garden; mainly laid to lawn and features an impressive outdoor kitchen, perfect for entertaining. On the first floor there are two double bedrooms, a single bedroom and a modern family bathroom. The second floor offers a spacious principal bedroom with built-in wardrobes and a stylish shower room. EPC rating TBC. Council Tax Band D.



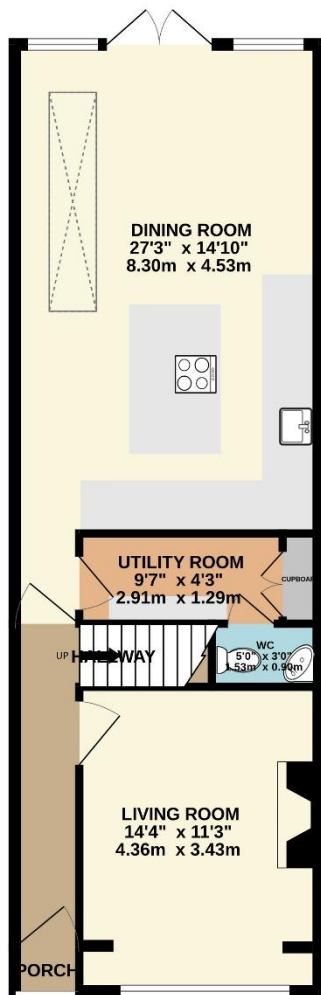




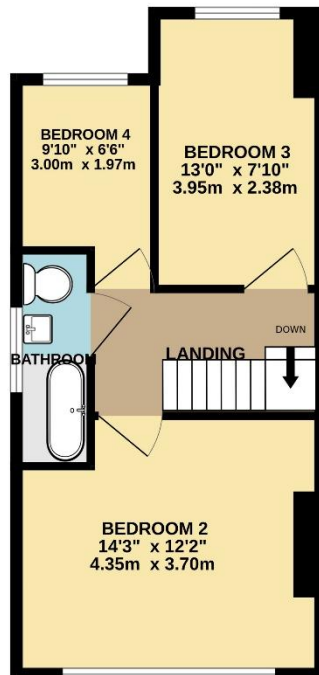




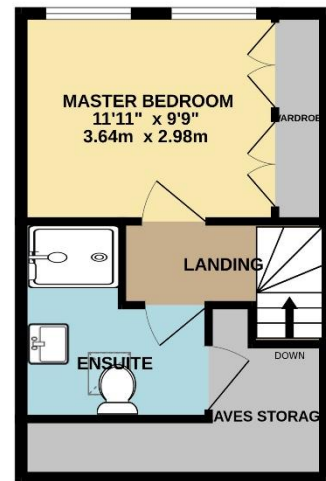
GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



2ND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 1353 sq.ft. (125.7 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.