GROVES
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South Park Grove New Malden KT3



- **Four Bedroom Terrace House**
- **Double Aspect Reception**
- **Master Bedroom with Walk In Wardrobe & En-Suite**
- **Three Further Bedrooms**
- **West Facing Garden**
- **Off-Street Parking**

Price £715,000

Perfect for modern family living, this well presented four bedroom, two bathroom home offers a seamless blend of practical spaces, and outdoor living. The ground floor features a bright, dual-aspect reception room finished with elegant oak floorboards. French doors open directly to the garden, creating a perfect indoor-outdoor flow for entertaining. A modern fitted kitchen leads into a highly practical separate utility area, keeping the main cooking space organised and clutter free. Three well-proportioned bedrooms and a good sized family bathroom occupy the first floor. The entire second floor is dedicated to a spacious master bedroom boasting warm oak floorboards, a private walk-in wardrobe, and a useful en-suite shower room. Generous off-street parking sits at the front with home charging point, while the rear features a large, sun-drenched, west-facing garden. Situated in a sought-after spot, the property boasts superb, uninterrupted views over Green Lane Park. Families will love the easy access to excellent local schools, while commuters will benefit from superb, close-by transport links. Council tax band D. EPC rating D.

The Property Ombudsman LETTINGS
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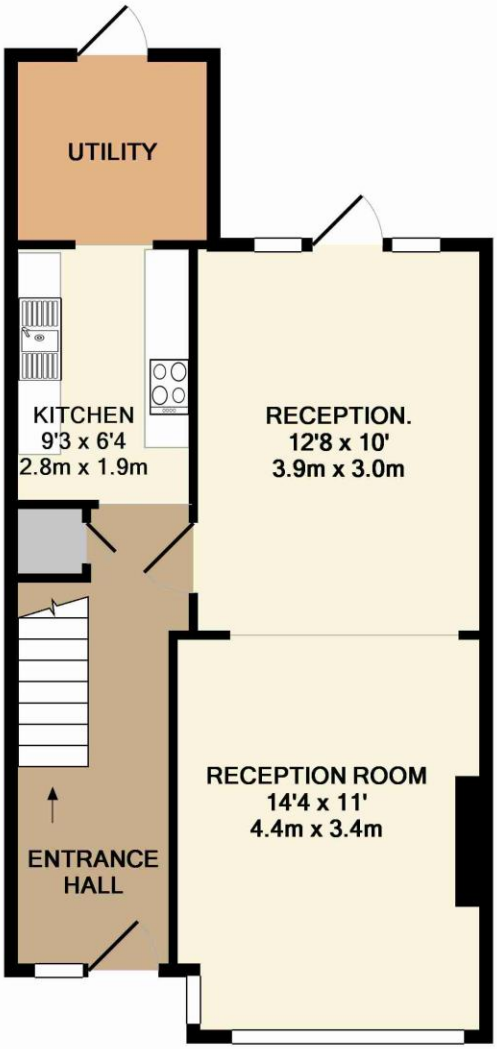




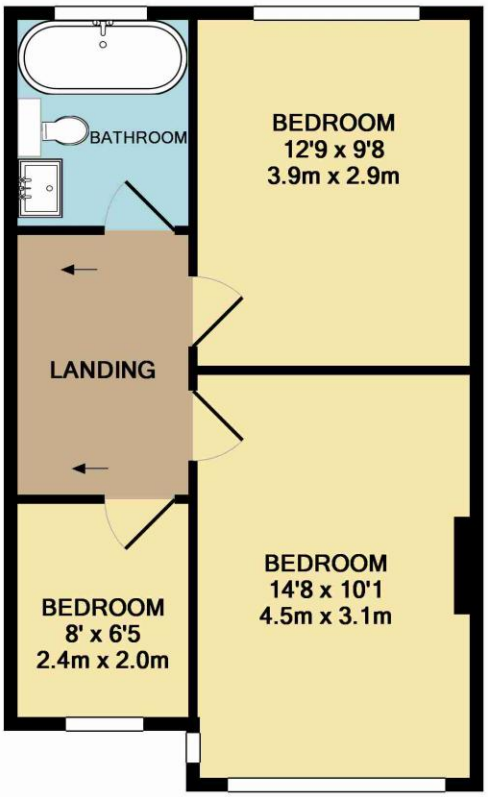




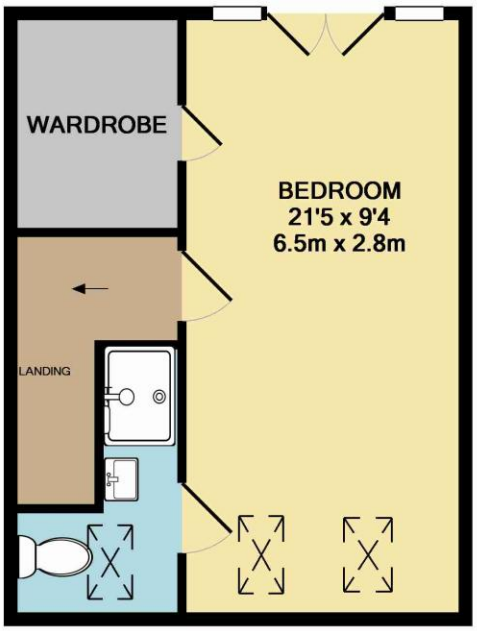




GROUND FLOOR
APPROX. FLOOR
AREA 506 SQ.FT.
(47.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 440 SQ.FT.
(40.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 350 SQ.FT.
(32.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1295 SQ.FT. (120.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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