



Winkworth



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POTTERS GROVE, NEW MALDEN, KT3
£725,000 FREEHOLD

**A MODERN, THREE BEDROOM FAMILY HOME
LOCATED CLOSE TO GOOD SCHOOLS AND TRAINS
INTO LONDON**



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AT A GLANCE

- Built in 2020
- Easy Reach of Trains into London
- Contemporary Decor
- Modern Integrated Kitchen
- Three Bedrooms
- Two Luxury Bathrooms
- Off Street Parking on Driveway
- Downstairs WC
- South Facing Garden
- Good Local Schools
- Council Tax Band E
- EPC Rating B

DESCRIPTION

A beautifully presented, modern family home featuring three good sized bedrooms, two luxury bathrooms, a ground floor cloakroom/WC and off-street parking to the driveway. The property is located within easy reach of good local schools plus a thriving town centre at New Malden. For commuters, the A3 is easily reached as are train services into central London from New Malden, Berrylands and Norbiton.

The ground floor comprises a spacious entrance hall, cloakroom/WC, a large living/dining room with bi-folding doors onto the garden and an open-plan kitchen with integrated appliances. Upstairs there are three good sized bedrooms, a family shower room/WC and an ensuite bath/shower room to the principal bedroom.

Externally, there is off street parking to the front and a manageable south-facing rear garden with a patio set immediately off the living room.



ACCOMMODATION

Entrance Hall

Kitchen/Diner - 17'6" x 8'1" max (5.33m x 2.46m max)

Living Room - 15'4" x 14'2" max (4.67m x 4.32m max)

Cloakroom/WC

Principle Bedroom - 13' x 9' max (3.96m x 2.74m max)

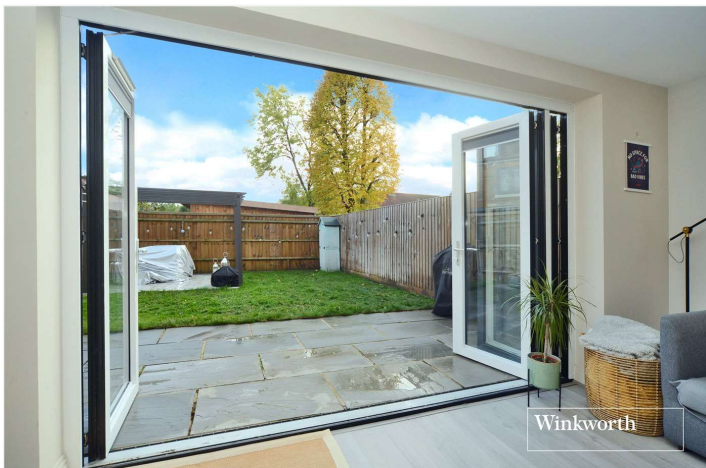
En-Suite Bath/Shower Room

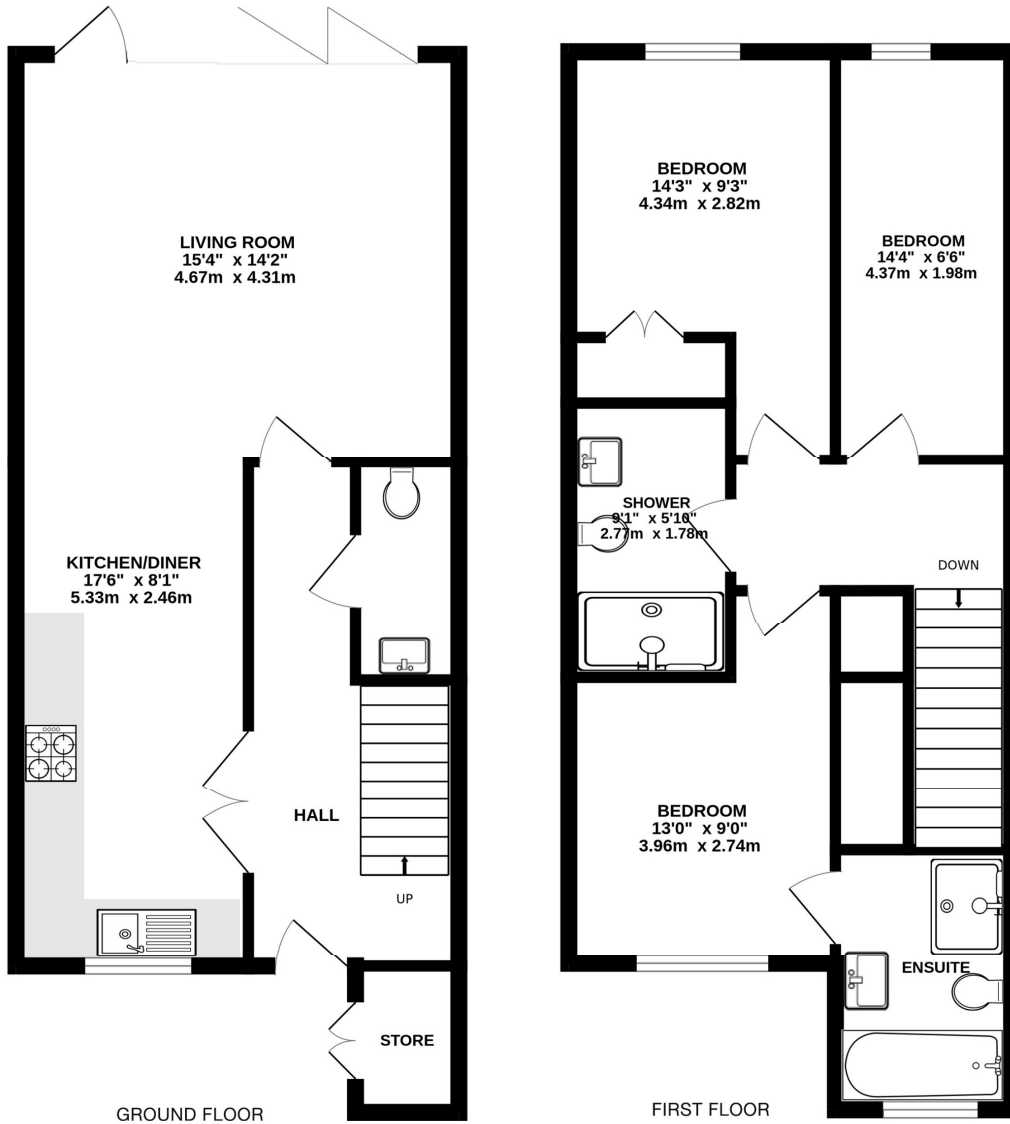
Bedroom - 14'3" x 9'3" max (4.34m x 2.82m max)

Bedroom - 14'4" x 6'6" max (4.37m x 1.98m max)

Family Shower Room - 9'1" x 5'10" max (2.77m x 1.78m max)

Garden - Approx. 30ft





Potters Grove, New Malden KT3 5DF

INTERNAL FLOOR AREA (APPROX.) 1035 sq ft / 96.2 sq m

Garden extends to 30' (9.14m) approx.

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2023.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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