



3 bed terraced house to buy in

Chestnut Grove, New Malden, KT3 3JT

£775,000 Starting Bid

H x3 D x2 B x2

Tenure

Freehold

On Street parking

Property features

- ✓ Chain Free
- ✓ Three double bedrooms
- ✓ Two bathrooms and a downstairs
- ✓ EPC B
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: **Band E**
- ✓ EPC Rating: **B**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Chain free

A spacious and beautifully period family home located in a popular "Groves" location on the Popular Grove Area, and within walking distance of New Malden High Street and station. The property located in quiet residential area has been loft converted and rear extended. EPC: B

Ground floor

Spacious living room/dining room

Fully fitted kitchen

Bi fold door leading to a private garden

First floor

Two large bedrooms and a family bathroom. Second floor

A large double bedroom with ensuite bathroom. Garden

A private garden with an outbuild/office/media room

We endeavour to make our sales particulars accurate and reliable; however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £775,000

Property Type: Terraced House

Parking: On Street

Year built: 1905

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid, Solar PV (Photovoltaic) panels

Water: Direct mains water

Water meter: Yes

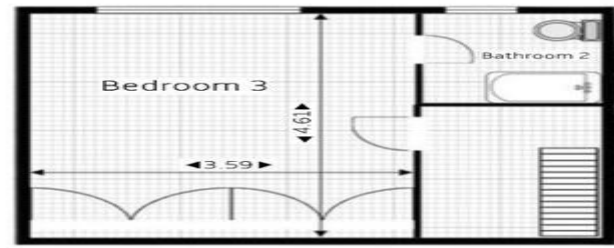
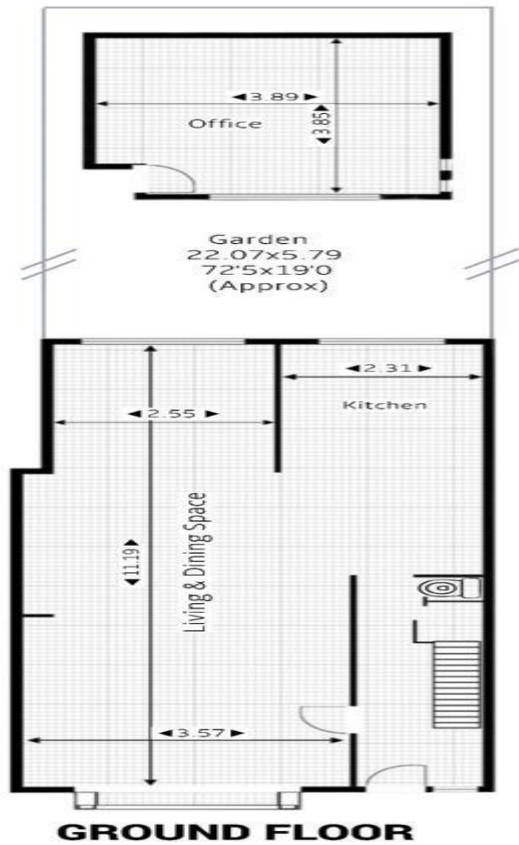
Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Approximate Gross Internal Area = 135.63m²
Office = 14.97m²
Main House = 120.66m²

FOR ILLUSTRATION PURPOSE ONLY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	87
(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

Chestnut Grove, New Malden, KT3 3JT

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,
london@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

