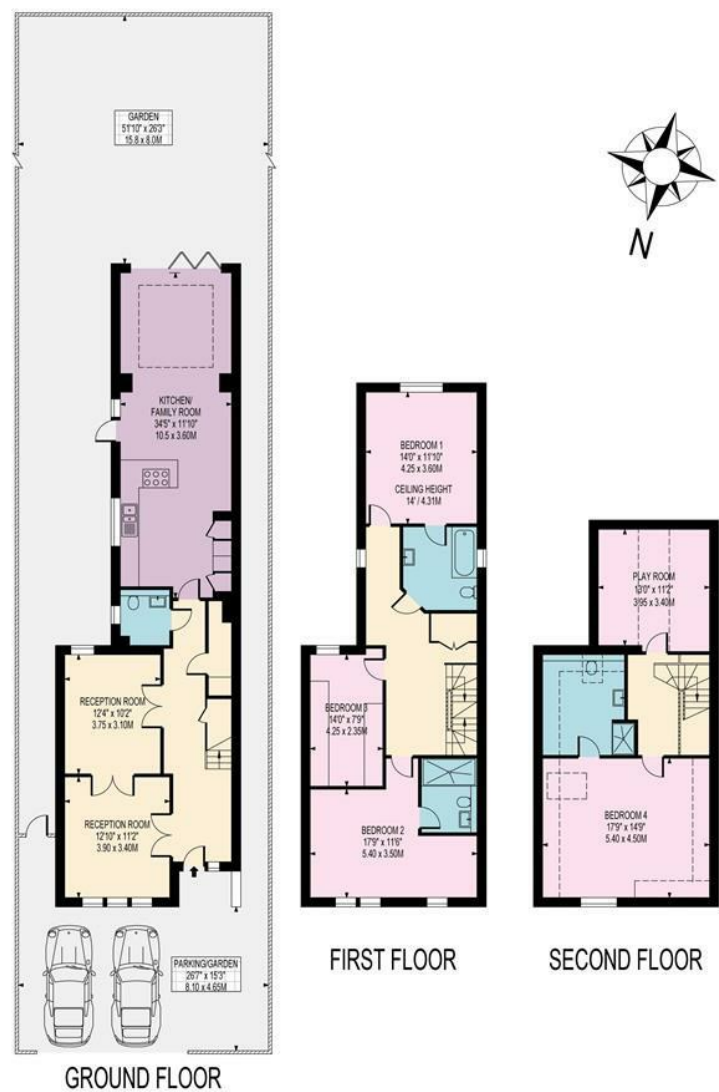


ACACIA GROVE
 APPROXIMATE GROSS INTERNAL FLOOR AREA :
 2290 SQ FT- 212.7 SQ M



FOR ILLUSTRATION PURPOSES ONLY
 THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
 ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
 ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

Acacia Grove, New Malden, KT3 3BP

£1,450,000 Freehold



95 High Street Wimbledon SW19
 020 8016 9700
 wvsales@fullergilbert.co.uk

Fuller Gilbert
 & Company Est. 2001

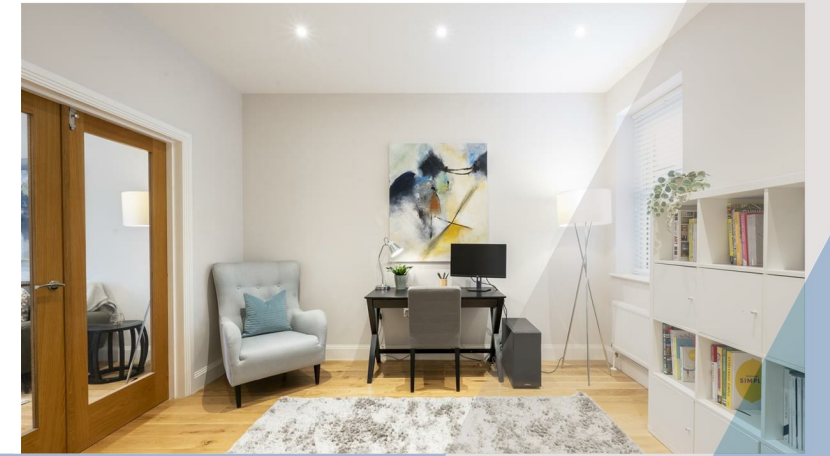
38 - 40 Gloucester Road SW7
 020 7581 0154
 sksales@fullergilbert.co.uk

www.fullergilbert.co.uk

for Sale

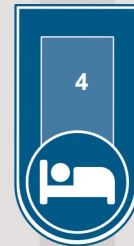
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• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

Acacia Grove is a popular residential road forming part of the sought after 'Groves' in a conservation area. It is ideally located within a short walk of New Malden mainline station with its fast access to the central London and the local high street with its mix of shops and restaurants. It is in the catchment area for first class local primary and secondary schools. No onward chain.



THE PROPERTY

The light and spacious accommodation is arranged over three floors and offers generous space for family living. The ground floor has underfloor heating throughout and comprises two inter-connecting reception rooms, a cloakroom, utility cupboard and an impressively large kitchen/dining/family room with two sets of by-folding doors leading onto the private, southerly facing rear garden. The garden has ample lawn and a pretty and spacious terrace, ideal for outdoor lounging and play. On the first floor, there is the principal bedroom with en-suite shower room, two further bedrooms and a family bathroom. On the top floor is the fourth bedroom, a shower room and a play room which could be used as a large storage space. All bathrooms have independently controlled under floor heating. To the front of the property is a large driveway with off-street parking for at least two cars.

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	