

CHESTNUT GROVE
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 2647 SQ FT - 245.95 SQ M



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.

Chestnut Grove, New Malden, KT3 3JS
TO RENT £5,500 PCMPCM



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for
 Sale

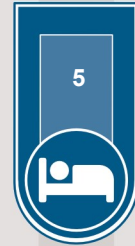
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THE LOCATION

Chestnut 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

On the ground floor, this stunning house comprises: spacious entrance hall; living room; cinema; cloakroom; utility room with side door access and a fully extended kitchen/dining/family room to the rear with large, sliding glass doors leading to the southerly facing garden and the off-street parking space accessed from Fairmead Close.

On the first floor is the principal bedroom, complete with an en-suite shower room and walk-in dressing room. There are 2 further bedrooms on this floor (one with a walk-in wardrobe) and a family bath and shower room. On the second floor are two further generous bedrooms (one with walk-in eaves storage) and a shower room.

To the rear of the house is an attractive 61' garden with a paved patio area and a large area of lawn. From here is access to the off-street parking space.

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		
(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	