Approximate Gross Internal Area 1874 sq ft - 174 sq m
(Including Garage)
Ground Floor Area 831 sq ft – 77 sq m
First Floor Area 595 sq ft – 55 sq m
Second Floor Area 216 sq ft – 20 sq m
Garage Area 232 sq ft – 22 sq m

gibson lane

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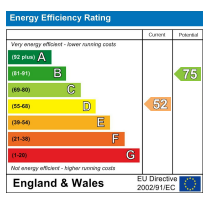
Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

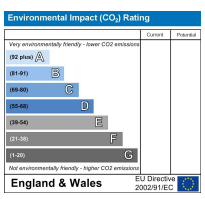
Redress: We hold independent redress with Property Redress

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

gibson lane





Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

The Property Ombudsman
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Guide Price £1,100,000

- Detached Period Family Home
- No Onward Chain
- Off Street Parking
- Garage
- Four Bedrooms
- 73ft Private rear Garden
- Close To Transport Links
- Groves Area
- EPC Rating - E
- Council Tax Band - F

Tenure: Freehold
Local Authority: Kingston Upon Thames

* All material Information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

Nestled in the charming area of Lime Grove, New Malden, this delightful detached house offers a perfect blend of period character and modern living. Spanning an impressive 1,875 square feet, the ground floor comprises of a generous entrance hall, downstairs WC, modern kitchen and boasts a spacious double reception room with stunning square bay window which leads onto a conservatory over looking the private 73ft private rear garden ideal for both entertaining guests and enjoying quiet family evenings.

With four well-proportioned bedrooms, this home provides ample space for a growing family or those seeking extra room for guests or a home office. The modern bathroom is conveniently located, ensuring comfort and practicality for everyday living.

The property is set within a lovely neighbourhood, known for its community spirit and accessibility to local amenities. Additionally, the house features off street parking and a garage, a valuable asset in this sought-after area. N.B. Building plans for the loft were approved in 1987, buyers should be aware that regulations have evolved over this time and therefore may need to make alterations to meet present-day standards.

Situation

Lime Grove which is part of the 'Groves area' is locted in New Malden which has a fantastic high street that boasts a monthly farmers' market, restaurants, local shops, pubs and cafes. Fantastic local sports facilities include a leisure centre, golf courses, cricket, rugby and health clubs. This home is a short cycle from the majestic open spaces of Richmond Park and Wimbledon Common. In the catchment for highly sought-after primary and secondary state, grammar, private and faith schools. Most notably Coombe Girls Secondary School is just a few minutes walk away.