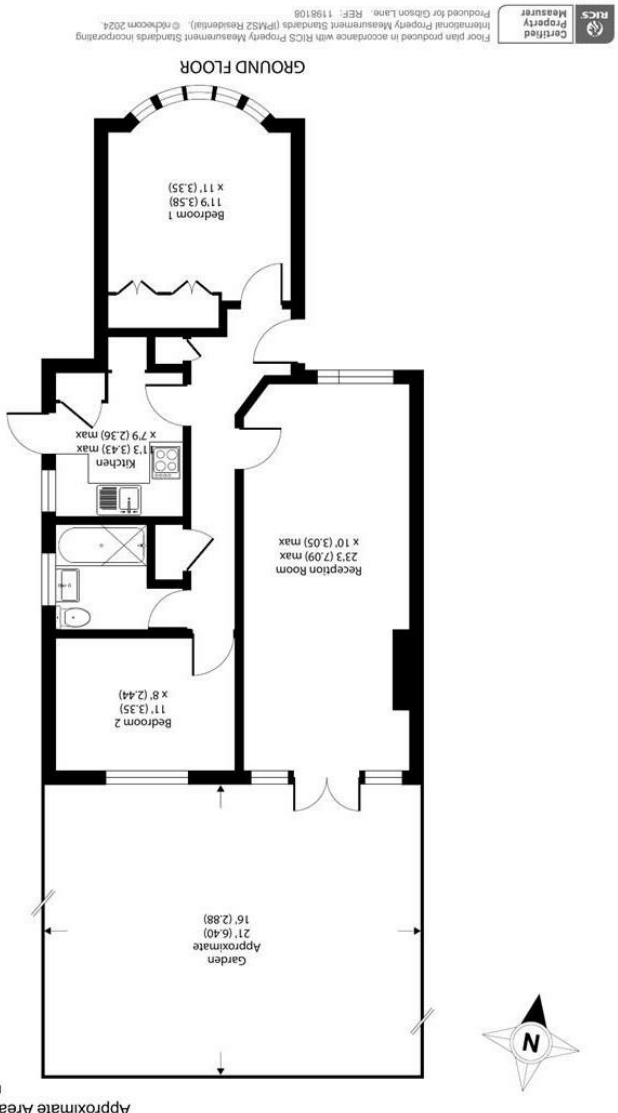


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes 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.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating



Approximate Area = 678 sq ft / 62.9 sq m
 For identification only - Not to scale

34 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 5ED
 www.gibsonlane.co.uk
 Tel: 020 8546 5444



Chestnut Grove
 Kingston Upon Thames KT3 3J6



Guide Price £450,000

- Ground Floor Maisonette
- Large Reception
- 2 Double Bedrooms
- Private South Facing Garden
- Garage

- Recently Decorated & New Carpets
- EPC Rating - D
- 88 year lease + 90 yrs = 178 yrs total
- Chain Free
- Council Tax Band - C

* Tenure: Leasehold

* Local Authority: Kingston upon Thames

Description

A purpose built ground floor two double bedroom maisonette with private sunny south facing garden and situated in the sought after Groves Conservation Area, just a short walk from New Malden High Street and Station. The property benefits from two double bedrooms (the principle has fully fitted wardrobes), tiled bathroom with bath & shower, fully fitted kitchen, large living/dining area with feature fireplace and double glazed french doors leading out onto private patio garden. The property has just been fully decorated and brand new carpets fitted to both bedrooms, the property will be handed to the purchaser with an extended lease adding 90 years to the existing 88 years creating a 178 year lease, further benefits include easy access to all amenities, free on-street parking + own garage and chain free. In our opinion a great first buy and perfect location for commuters, viewings are highly recommended to fully appreciate what this delightful home has to offer - Open day Saturday 5th April 2025.

Situation

Chestnut Grove is located in the sought after Groves Conservation area convenient for New Malden High Street and station giving direct access into Waterloo and the A3 which serves both London & the M25. New Malden High Street offers an array of shops, restaurants and bars. The standard of schooling in the immediate area is excellent within both the private & state sectors. The area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs

