



## Acacia Grove, KT3

£650,000

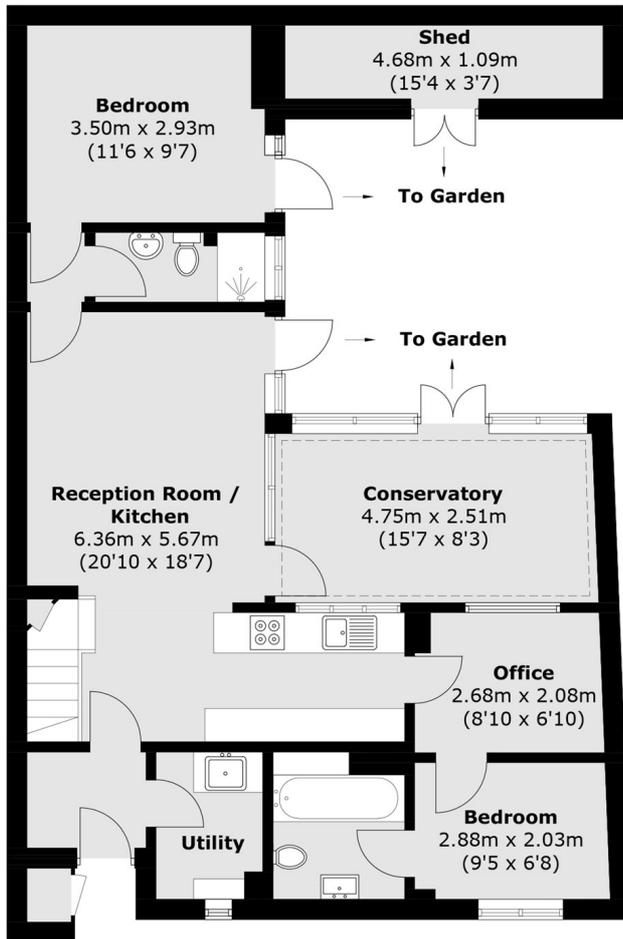
Located in a gated cul-de-sac in Fairacre, just a short walk from New Malden Station, this immaculate three bedroom, three bathroom end-of-terrace house features double glazing, upgraded insulation and a recently replaced main roof. Arranged over two floors, the property includes a spacious reception, modern kitchen with utility, study, family bathroom plus two en suites and a conservatory opening onto a landscaped patio and a bright sun terrace. Further benefits include communal gardens, private garden and a garage.

Fairacre is accessed via a security barrier and is perfectly situated within the Groves area of New Malden. New Malden Station, zone 4, is a five minute walk and the area is well served by a comprehensive High Street with both recognisable brands and independent shops, restaurants and coffee bars.

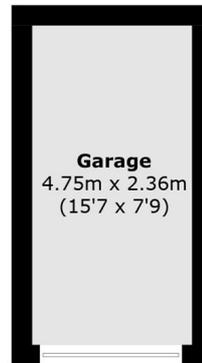
### Features

- Three Bedrooms
- Three Bathrooms
- Freehold House
- Gated Development
- Garage
- Private Garden

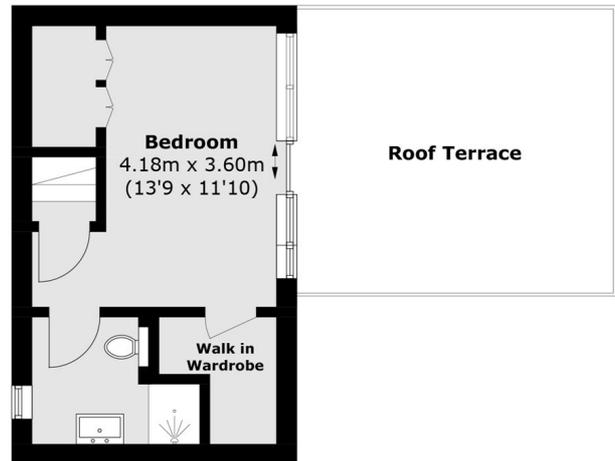
# Acacia Grove, New Malden, KT3



**Ground Floor**



(Not Shown In Actual  
Location / Orientation)



**First Floor**

Total area (approx.): 101.4 sq. m (1,091.4 sq. ft)  
 Garage : 11.2 sq. m (120.5 sq. ft)  
 Shed / External Storage : 5.8 sq. m (62.4 sq. ft)  
 Roof Terrace : 19.7 sq. m (212.0 sq. ft)