

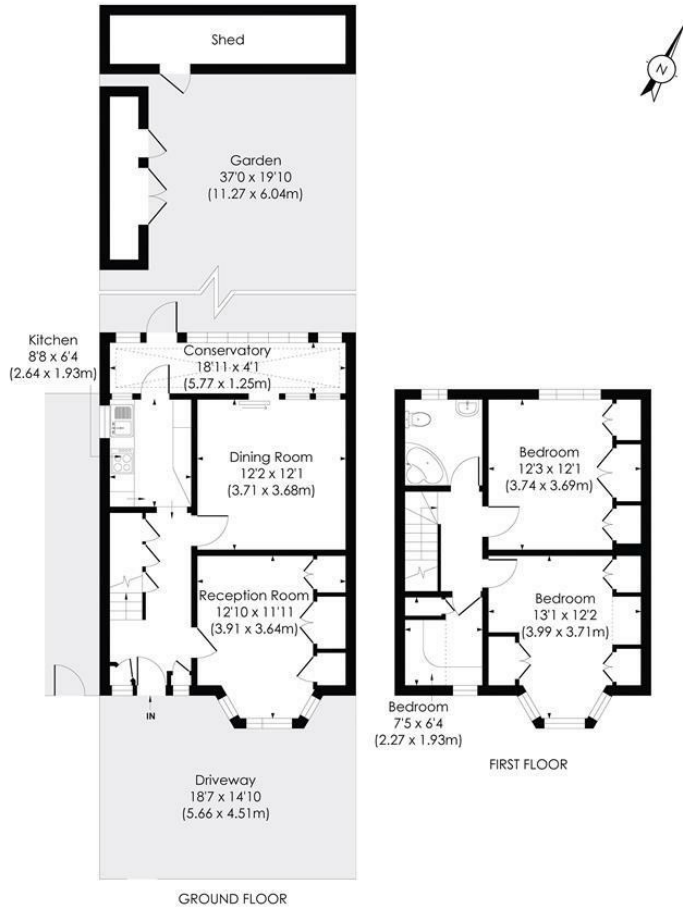
## Phyllis Avenue Motpsur Park, KT3 6JY

£625,000 Freehold



**This THREE Bedroom, 1930's End of Terrace house has a wider than average front driveway to accommodate two cars. This is an excellent canvas to extend and finish to your own desired taste. There's a good sized garden with a large workshop, two reception rooms, separate kitchen, family bathroom and three bedrooms. Perfectly located for access to Motpsur Park Station, The Sir Joseph Hood Memorial Playing Fields, well regarded schools, access to the A3, local shops and amenities. No onward chain.**

**PHYLIS AVENUE, KT3**  
 Approx. Gross Internal Floor Area  
 1023 Sq. ft/95.02 Sq. m



pixangle  
PROPERTY MARKETING

This floor plan has been prepared for illustration purposes only, in accordance with the latest RICS code of measuring and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Three Bedroom - Two Reception Room - Freehold
- 1930's End of Terrace House
- Wider than Average Front Driveway
- Garden with Workshop and Storage
- Canvas to Extend and Finish S.T.P.P
- Close to Motspur Park Station, Shops and Amenities
- Easy access to A3 in and out of London
- No Onward Chain
- Energy Performance Rating - TBC
- Merton Council Tax Band - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	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		86	63
EU Directive 2002/91/EC			

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