

**Phyllis Avenue
Motspur Park, KT3 6JY**

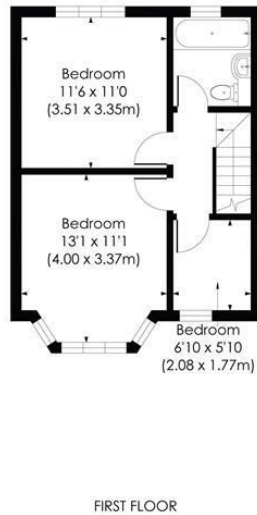
£760,000 Freehold



This exceptional THREE BEDROOM, TWO BATHROOM rear extended 1930's family home is located only 0.5 miles to Motspur Park Station and High Street. A superb first or second time freehold purchase with attractive front fascia, entrance hall, beautiful separate front reception room, stunning extended kitchen/dining/family room with bi folding doors on to the rear garden. To the first floor there three beautifully presented bedrooms and a stunning family bathroom.

PHYLLIS AVENUE, KT3

Approx. Gross Internal Floor Area
1021 Sq. ft/94.82 Sq. m



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice 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 Beautiful Bedrooms
- Stunning Open Plan Kitchen/Dining/Family Room
- Large Rear Garden
- Potential To Extend S.T.P.P
- Close to Motspur Park Station
- Newly Installed Bathroom
- Finished to High Standard
- Under Floor Heating
- Larger Than Average Extension
- EPC Rating C



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	

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