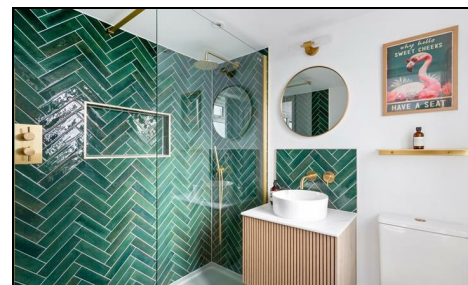
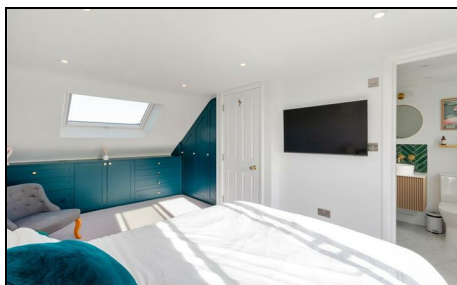


## Phyllis Avenue Motspur Park, KT3 6LB

**£750,000 Freehold**



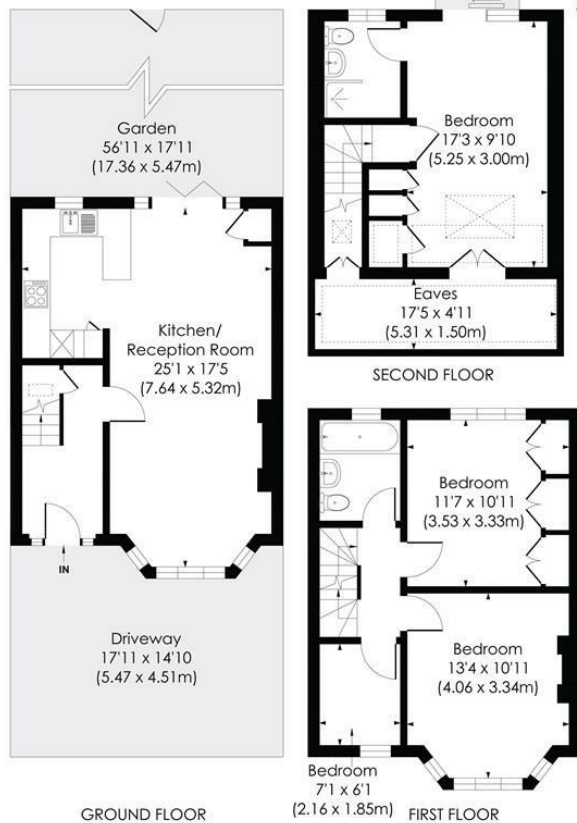
This delightful **FOUR BEDROOM, TWO BATHROOM** 1930's mid terrace house has an exceptional, extended master bedroom with a stylish en suite shower room and built in wardrobes. There is also a beautiful 56'ft South East facing garden, off street parking for two cars to the front, a spacious open plan ground floor incorporating modern fitted kitchen, living room and dining area with bifolding doors, a well presented entrance hall with storage and a modern family bathroom on the first floor. Located on a desirable tree-lined road only 0.3 Miles to Motspur Park Station, Shops and the green space of The Sir Joseph Hood Memorial Playing Fields. Offering excellent potential to further extend subject to the usual planning consents.

# PHYLLIS AVENUE, KT3

Approx. Gross Internal Floor Area

1193 Sq. ft/110.79 Sq. m (Incl. RHH)

1057 Sq. ft/98.23 Sq. m (Excl. RHH)

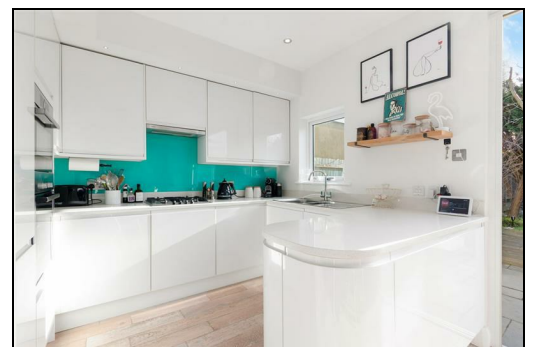


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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the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

- Four Bedroom - Two Bathroom - 1193 sqft
- Attractive 1930's Mid Terrace House - Off Street Parking
- Beautiful 56'11 ft Landscaped South East Facing Garden
- Superb Open Plan Ground Floor With Modern Kitchen And Bifold Doors
- 0.3 Miles To Motspur Park Station And Shops
- 0.3 Miles To The Sir Joseph Hood Memorial Playing Fields
- Potential To Extend S.T.P.P
- Exceptional Master Bedroom With En Suite And Built In Wardrobes
- EPC - C
- Council Tax Band - D



| Energy Efficiency Rating                                                                                                                                                               |           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                                                                                | Potential |
| 74                                                                                                                                                                                     | 82        |
| Very energy efficient - lower running costs<br>(92 plus) A<br>(81-91) B<br>(69-80) C<br>(55-68) D<br>(39-54) E<br>(21-38) F<br>(1-20) G<br>Not energy efficient - higher running costs |           |
| England & Wales<br>EU Directive 2002/91/EC                                                                                                                                             |           |

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