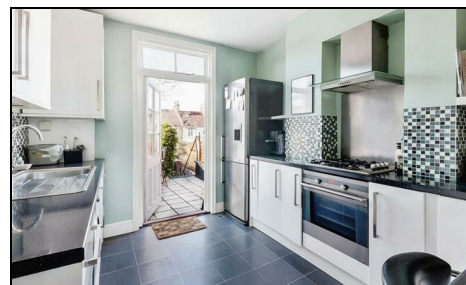
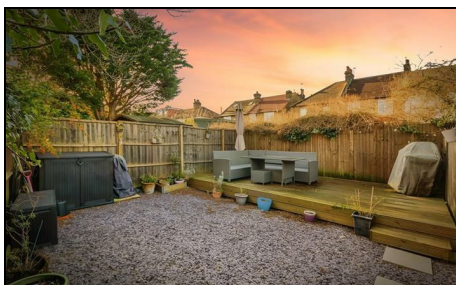


Claremont Avenue Motspur Park, KT3 6QL

£475,000 Leasehold - Share of Freehold



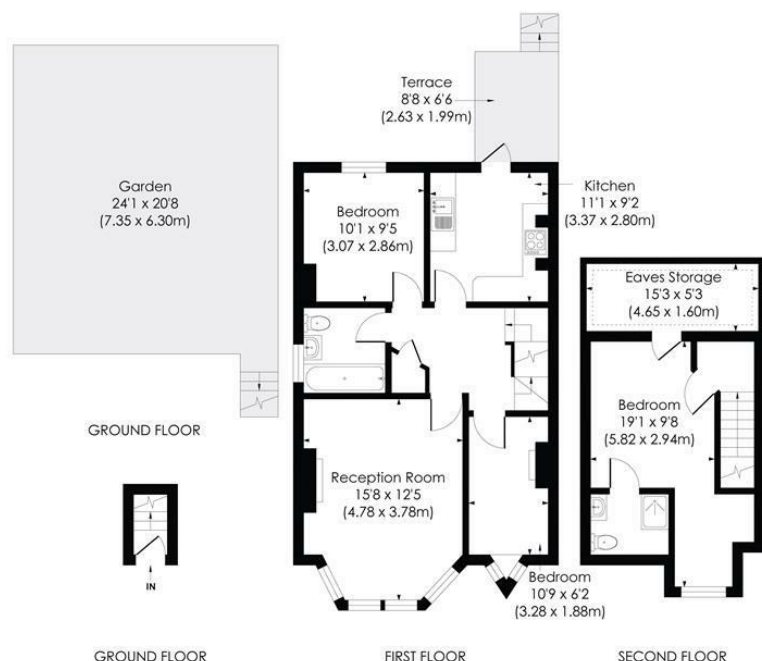
This spacious THREE BEDROOM SPLIT LEVEL CONVERSION with CONVERTED LOFT ROOM and WEST FACING PRIVATE GARDEN is located only 0.3 Miles to Motspur Park Station and Amenities. A great first or second time purchase with fantastic sized reception room, modern kitchen & bathroom. Share Of Freehold.

CLAREMONT AVENUE, KT3

Approx. Gross Internal Floor Area

917 Sq. ft/85.21 Sq. m (Including reduced height)

830 Sq. ft/77.07 Sq. m (Excluding reduced height)

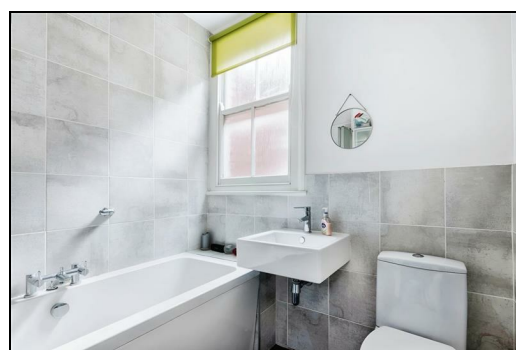


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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the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

- Three Bedrooms
- Large Reception Room
- Two Bathrooms
- West Facing Private Garden
- Split Level
- Adaptable Accommodation
- Close To Station
- Share Of Freehold
- EPC Rating - D
- Council Tax Band - C



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	70
(39-54) E	55
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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