

**Tennyson Avenue
Motspur Park, KT3 6LY**

Offers In Excess Of £700,000 Freehold



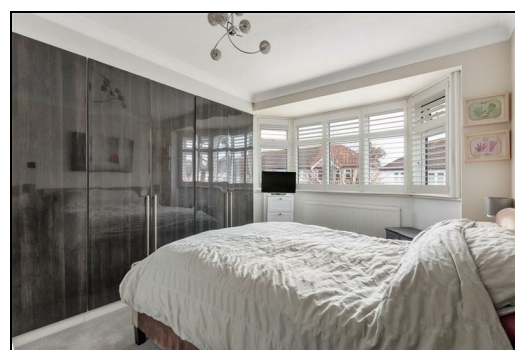
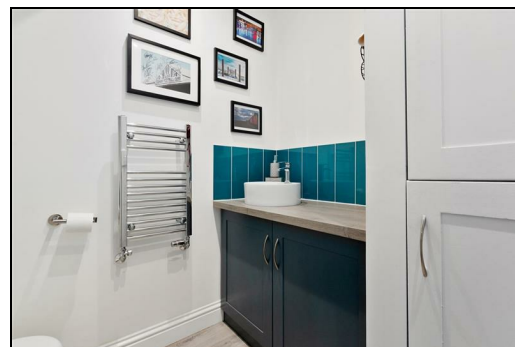
This fantastic THREE BEDROOM, 1930'S terrace has a gorgeous, extended open plan kitchen/dining/family room with bifolding doors, a downstairs toilet/utility room, off street parking to the front and a lovely South West facing garden with views over playing fields. Located only 0.4 miles to Motspur Park Station and the popular open space of The Sir Joseph Hood Memorial Playing Fields. Offering potential to further extend into the loft space subject to the usual planning consents.



© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

pixangle PROPERTY MARKETING
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 Bedroom - 1930's Terrace House
- Stunning Extended, Open Plan Kitchen/Dining/Family Room
- South West Facing Garden With Views Of Playing Fields
- Downstairs Toilet And Utility Room
- Separate Front Reception Room
- Off Street Parking To Front
- 0.4 Miles To Motspur Park Station And Station
- Potential To further Extend S.T.P.P
- EPC - C
- Council Tax Band - D



Energy Efficiency Rating	
Current	Potential
72	80
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	

For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 944 9595



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

Celebrating 30 years of successful Sales and Lettings in Merton

