

## Byron Avenue Motspur Park, KT3 6EZ

£675,000 Freehold

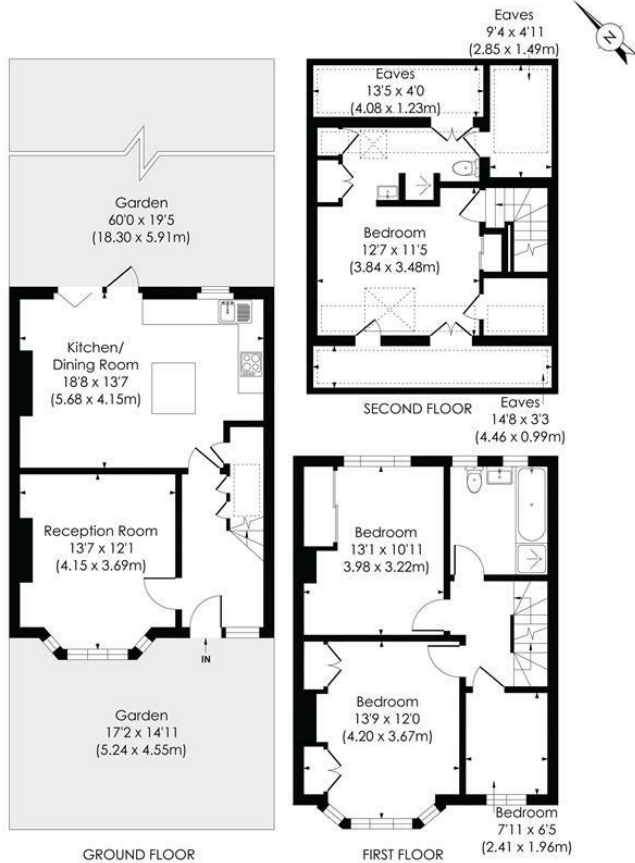


**BYRON AVENUE, KT3**

Approx. Gross Internal Floor Area

**1444 Sq. ft/134.15 Sq. m (Including Reduced Height)**

**1203 Sq. ft/111.78 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 Bedroom - Mid Terrace 1930's House
- Less than 0.1 Miles to Motspur Park Station
- Extended Loft/ Craft/ Hobby Room
- Stunning Kitchen/Dining Room
- Large Landscaped Garden
- Separate Front Reception Room
- Off Street Parking
- Potential to Extend S.T.P.P
- Council Tax Band - D
- EPC Rating - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)		
B	(81-90)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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