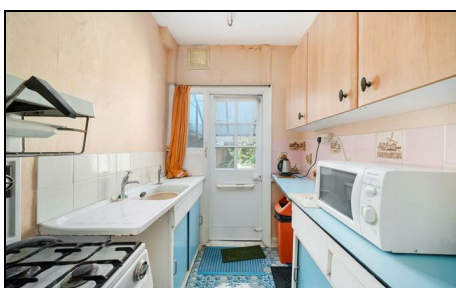


Phyllis Avenue Motspur Park, KT3 6JY

£525,000 Freehold

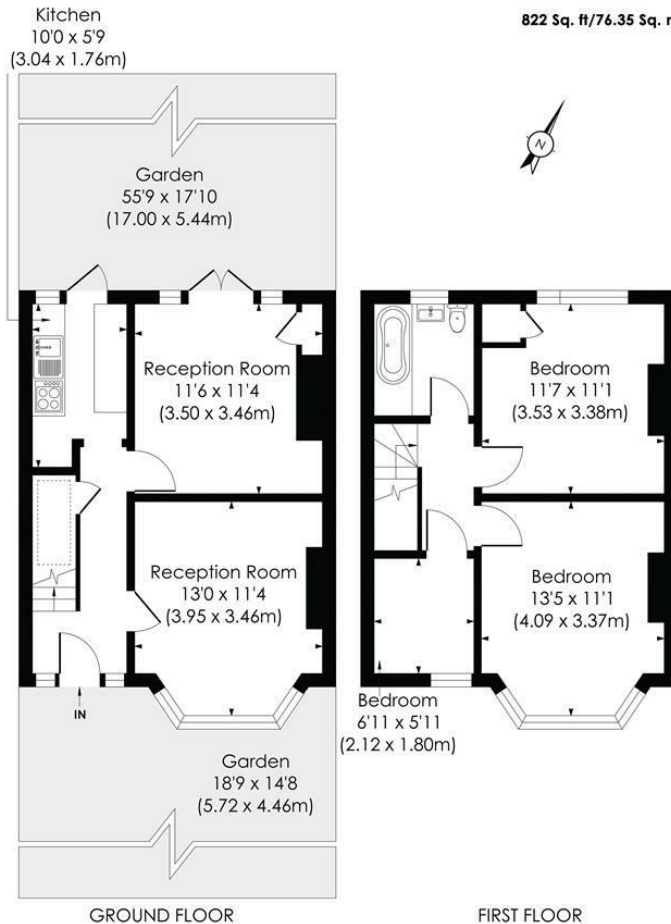


This three-bedroom 1930's mid-terrace house presents an excellent opportunity for an incoming purchaser to modernise, renovate and extend (subject to the usual planning permissions), creating a fantastic family home tailored to their own tastes and requirements.

PHYLLIS ROAD, KT3

Approx. Gross Internal Floor Area

822 Sq. ft/76.35 Sq. m



© 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 1930s mid-terrace family home
- Excellent opportunity to modernise, renovate and extend (STPP)
- No onward chain
- Bright front reception room and spacious dining room
- Two generous double bedrooms and a well-proportioned single bedroom
- Generous private rear garden
- Just 0.4 miles from Motspur Park Station (Zone 4)
- Conveniently located close to local shops, amenities and Sir Joseph Hood Memorial Playing Fields
- EPC - E
- Council Tax Band - D



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	51
(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

