

## Adela Avenue Motspur Park, KT3 6LG

£725,000 Freehold



This charming 1,544 sqft **FOUR BEDROOM** Edwardian terrace house (circa 1910) has a lovely 77'8 ft South Facing garden, new roof and secure side access, offers excellent potential to finish and further extend s.t.p.p. Located on one of Motspur Park's most desirable Roads only 0.3 Miles to Motspur Park Station (Waterloo), Shops and The Sir Joseph Hood Memorial Playing Fields. There is also an entrance hall with attractive stain glass front door, a spacious separate front reception room, a good sized dining room, an eat in kitchen with space for breakfast table and a neutrally decorated shower room on the first floor. Offered to the market with no onward chain.



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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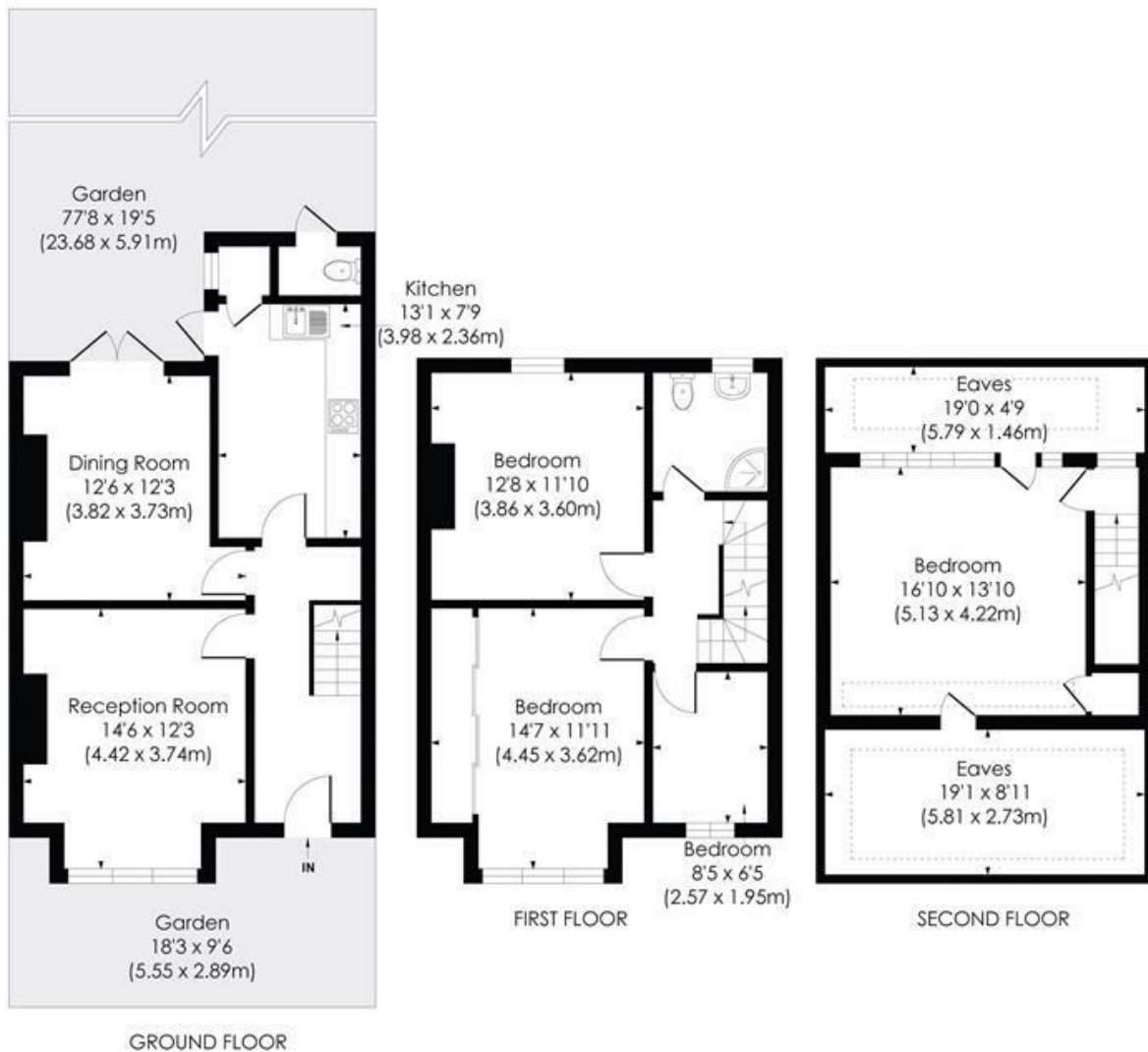


## ADELA AVENUE, KT3

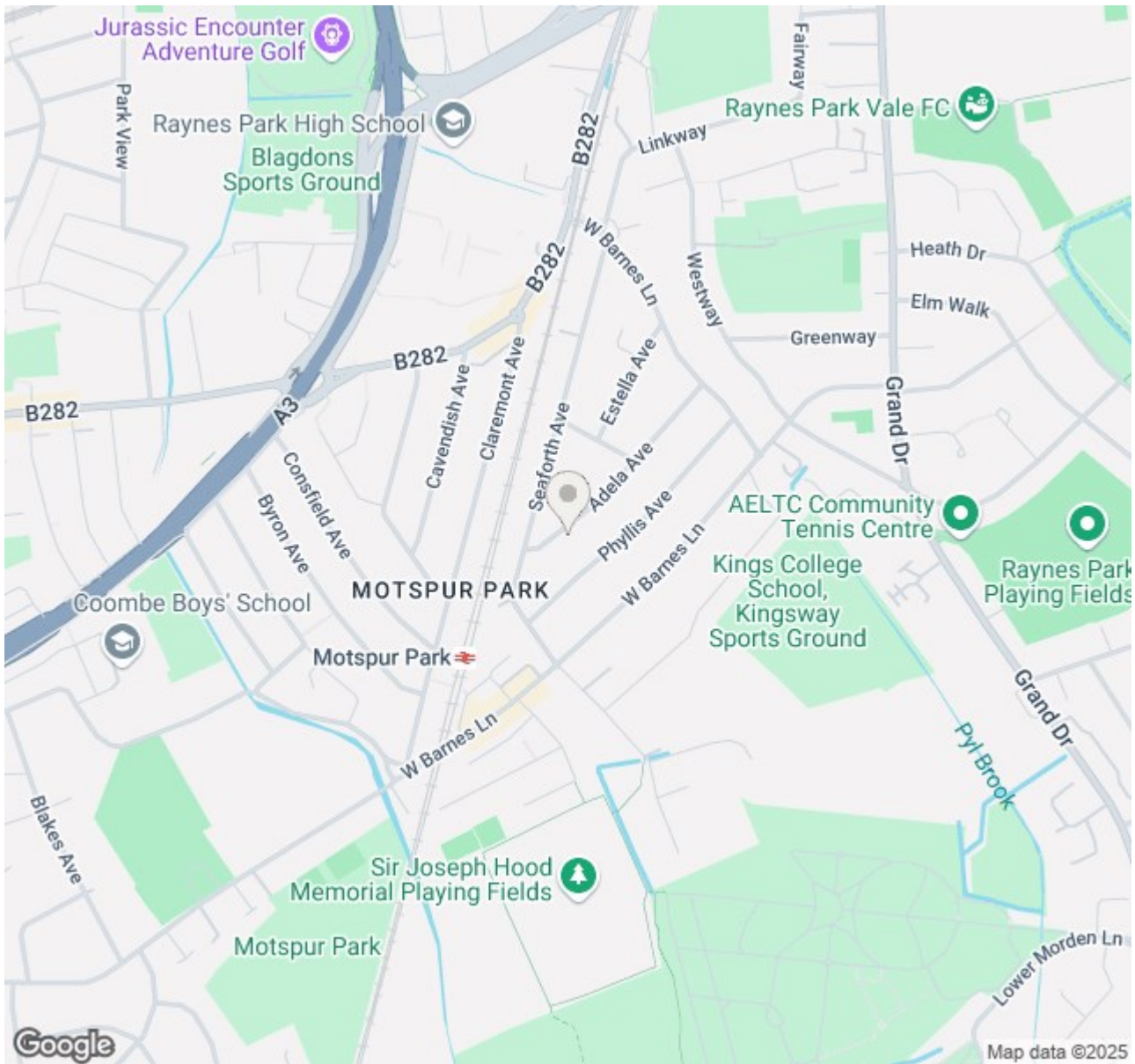
Approx. Gross Internal Floor Area

**1544 Sq. ft/143.42 Sq. m (Including Eaves)**

**1282 Sq. ft/119.11 Sq. m (Excluding Eaves)**



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- Four Bedroom - Edwardian Terrace House - 1544 sqft
- Attractive 77'ft South Facing Rear Garden
- Potential to finish and further extend s.t.p.p
- 0.3 Miles to Motspur Park Station and Shops
- Secure Side Access and New Roof
- Charming Entrance Hall with stain glass door
- One of Motspur Park's Most Desirable Roads
- No Onward Chain
- EPC - D
- Council Tax Band - D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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