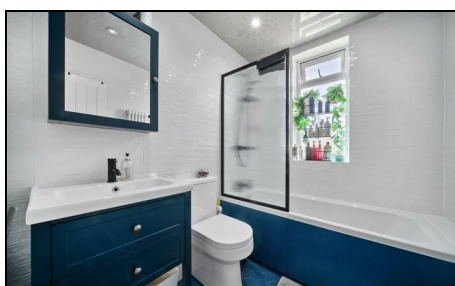


Phyllis Avenue Motspur Park, KT3 6JY

£700,000 Freehold



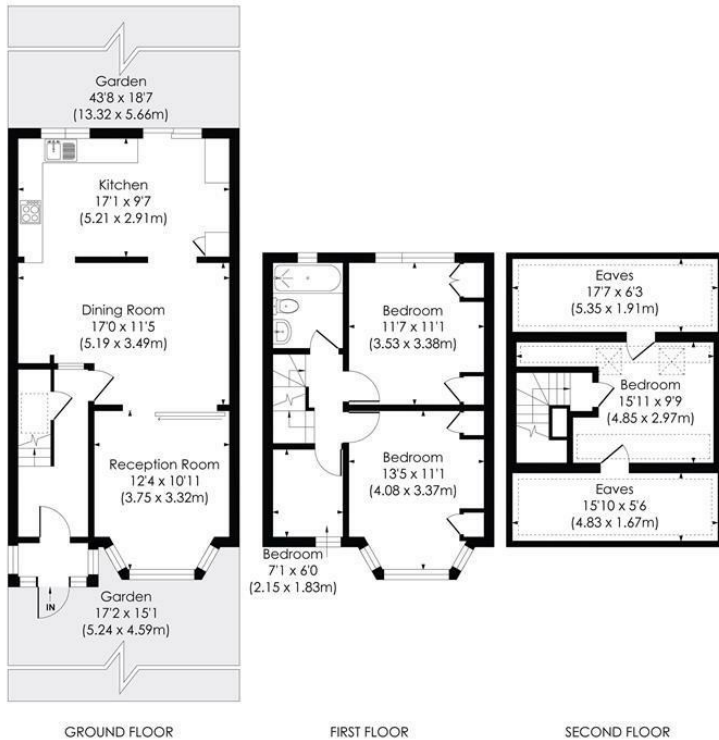
This well presented 1,350 sqft Three Bedroom (plus additional loft/craft room), 1930's mid-terrace house has a lovely 43ft garden and extended kitchen. Perfectly located for Motspur Park Station, Shops and the open space of The Sir Joseph Hood Memorial Playing Fields. There is also a semi separate reception room, spacious dining area and a modern family bathroom. An ideal first or second time purchase.

PHYLLIS AVENUE, KT3

Approx. Gross Internal Floor Area

1350 Sq. ft/125.41 Sq. m (Including Reduced Height)

1091 Sq. ft/101.31 Sq. m (Excluding Reduced Height)

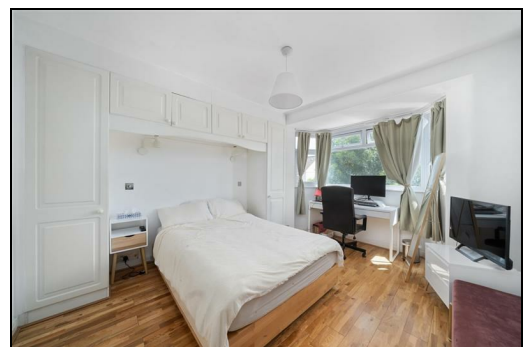


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PROPERTY MARKETING

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.

- 1,350 sqft - Three Bedroom Plus Additional Loft Room
- 1930's Mid Terrace House
- 0.5 Miles To Motspur Park Station And Shops
- Extended Kitchen
- Landscaped Rear Garden
- Semi Separate Front Reception Room
- Ideal First/Second Time Purchase
- Modern Bathroom
- EPC - D
- Council Tax Band - D



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
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	66	79
EU Directive 2002/91/EC		

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