

## Adela Avenue Motspur Park, KT3 6LG

**Offers In Excess Of £700,000 Freehold**



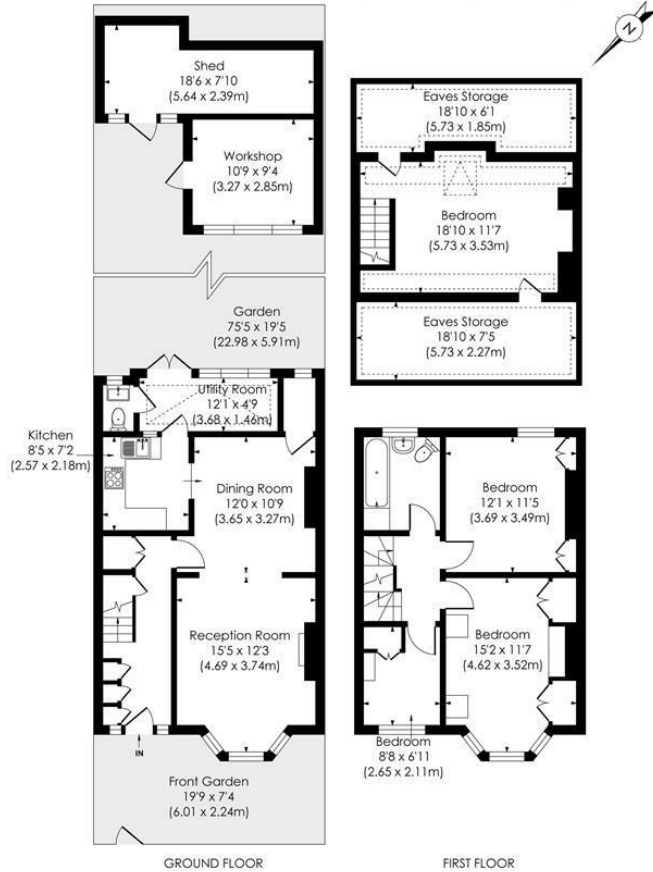
**This charming 1,560 sqft, THREE BEDROOM, "brick fronted" Victorian terrace House has a beautiful 75ft South facing rear garden with workshop and shed and an extended loft, ideal as a craft room. Located on one of Motspur Park's most popular roads, only 0.4 miles from the station, local shops and The Sir Joseph Hood Memorial Playing Fields. There is an impressive entrance hall with under stairs storage, a spacious through-lounge with ornate fireplace, a modern fitted kitchen and a utility area with downstairs W.C, three bedrooms on the first floor, a family bathroom and extended loft room. An excellent family home offering potential to further extend s.t.p.p.**

## ADELA AVENUE, KT3

Approx. Gross Internal Floor Area

1560 Sq. ft/144.96 Sq. m (Including Reduced Height, Excluding Outbuildings)

1226 Sq. ft/113.9 Sq. m (Excluding Reduced Height, Excluding Outbuildings)

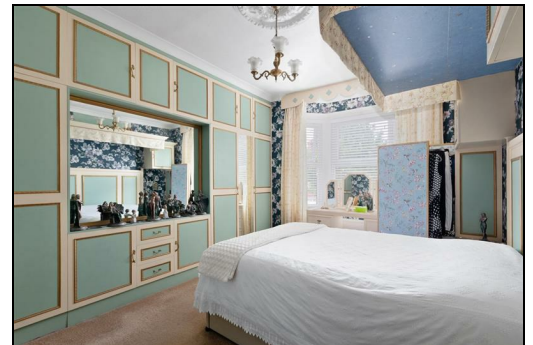


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- 1,560 sqft - Three Bedroom Victorian Terrace House
- 0.4 Miles to Motspur Park Station And Shops
- Gorgeous Brick Fronted Fascia
- Beautiful 75ft South facing Rear Garden with Sheds
- Extended Loft Ideal As A Craft Room
- Modern Kitchen
- Potential To Extend S.T.P.P
- One of Motspur Park's Most Desired Roads
- EPC - E
- Council Tax Band - D



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| A (81-91)                                   |         |                         |
| B (69-80)                                   |         |                         |
| C (55-68)                                   |         |                         |
| D (46-54)                                   |         |                         |
| E (39-45)                                   |         |                         |
| F (31-38)                                   |         |                         |
| G (21-27)                                   |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         |                         |
|                                             |         | EU Directive 2002/91/EC |

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