

West Barnes Lane Motspur Park, KT3 6LT

£850,000 Freehold



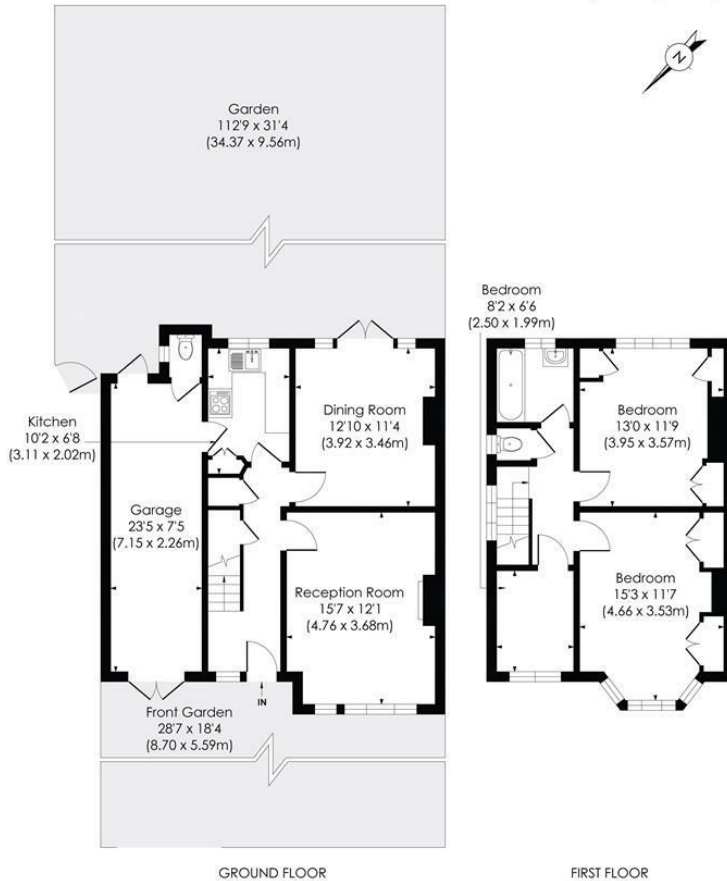
This lovingly maintained 1,215 sqft THREE BEDROOM, 1930's Semi-Detached house has an impressive 112ft South Facing Garden and offers exceptional potential to extend (S.T.P.P) and finish to an incoming purchasers desired tastes. Located only 0.3 Miles to Motspur Park Station, Shops and the open space of the Sir Joseph Hood Memorial Playing Fields. There is off street parking to the front, garage to the side, two large reception rooms, separate kitchen, downstairs W.C, three bedrooms and a family bathroom.

Unextended properties with south facing gardens are extremely rare to still be available and we are anticipating interest to be high. NO ONWARD CHAIN.

WEST BARNES LANE, KT3

Approx. Gross Internal Floor Area

1215 Sq. ft/112.89 Sq. m
(Including Garage)



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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.

- Three Bedroom - 1,215 sqft - Semi-Detached House
- Exceptional Potential to Extend (loft,side,rear S.T.P.P)
- Impressive 112 ft South Facing Garden
- Off Street Parking and Garage
- Lovingly Well Maintained but Requires Cosmetic Uplift
- 0.4 Miles to Station and Shops
- An Ideal Long Term Family Home
- No Onward Chain
- EPC - D
- Council Tax Band - E



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	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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