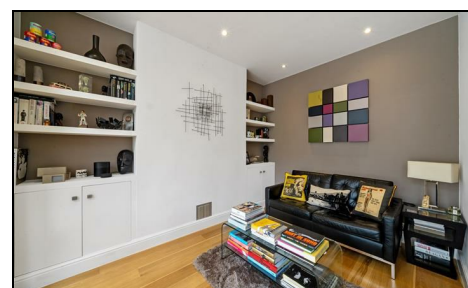


Estella Avenue Motspur Park, KT3 6HS

£925,000 Freehold



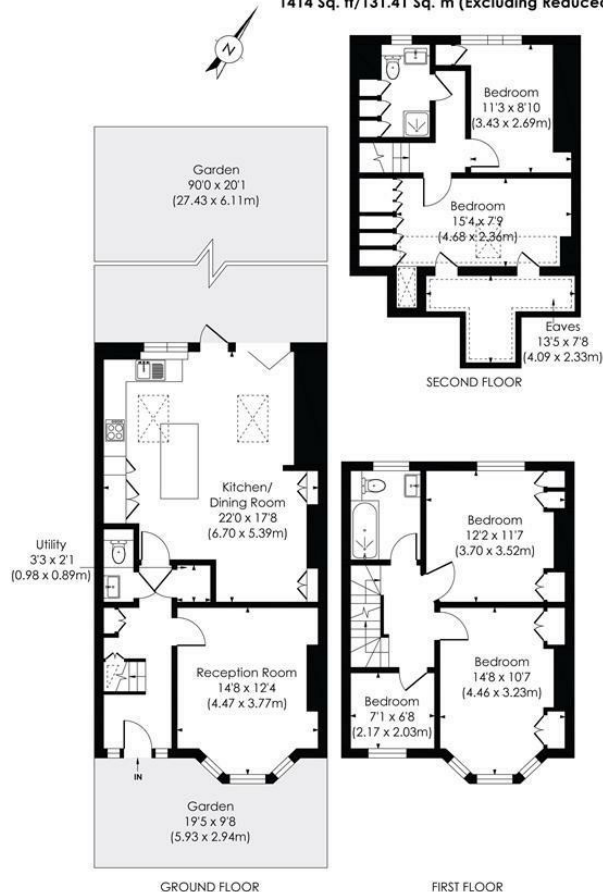
This is a very attractive FIVE BEDROOM, TWO BATHROOM, Edwardian Semi-Detached House with an impressive 90ft West Facing garden that is located on one of Motspur Park's most desired roads, only 0.5 miles to the station, shops and the open space of the Sir Joseph Hood Memorial Playing Fields. Ideal as a long term family home, it has a superb layout and has undergone full extension and refurbishment with the current owners. There is an entrance hall with decorative carpentry, under stairs storage and downstairs W.C, a lovely separate front reception room with plantation shutters, picture rails, "Living Flame" fire and a spacious 22ft x 17'8 ft open plan kitchen/dining/family with skylights, bifolding doors, oak flooring and "Neil Norton" kitchen with Granite worktops. On the first floor and second floor there are five good sized bedrooms with built in wardrobes and two beautifully presented bathrooms. Offered with NO ONWARD CHAIN.

ESTELLA AVENUE, KT3

Approx. Gross Internal Floor Area

1545 Sq. ft/143.56 Sq. m (Including Reduced Height)

1414 Sq. ft/131.41 Sq. m (Excluding Reduced Height)

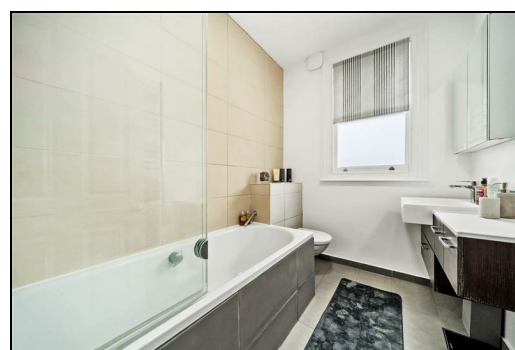
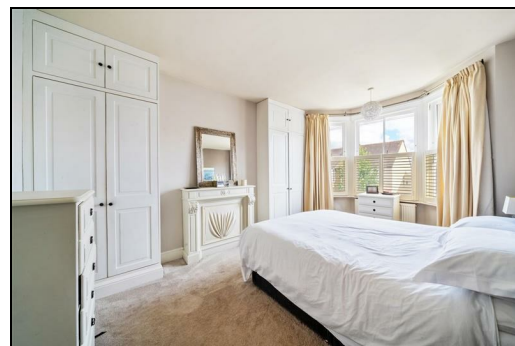


© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

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.

- Five Bedroom - Two Bathroom Plus Downstairs W.C
- Gorgeous 1,545 sqft Edwardian Semi-Detached House
- 90ft West Facing Garden With Superb Sun Terrace
- 0.5 Miles To Motspur Park Station And Shops
- Beautiful 22ft x 17'8ft Open Plan Kitchen/Dining/Family Room
- Exceptional Long Term Family Home
- No Onward Chain
- Sought after Tree-lined Road
- EPC - D
- Council Tax Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (85-91)		
B (81-84)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
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

