

## Claremont Avenue Motspur Park, KT3 6QN

£675,000 Freehold



**This beautifully presented 1,293 sqft FOUR BEDROOM, TWO BATHROOM terrace house has superb, extended open plan kitchen/dining/family room with bi folding doors onto the rear garden. Located only 0.3 Miles to Motspur Park Station and Shops. There is also off street parking to the front, a spacious separate reception room, downstairs shower room, a good sized garden with side access, four bedrooms and a modern family bathroom. 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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## CLAREMONT AVENUE, KT3

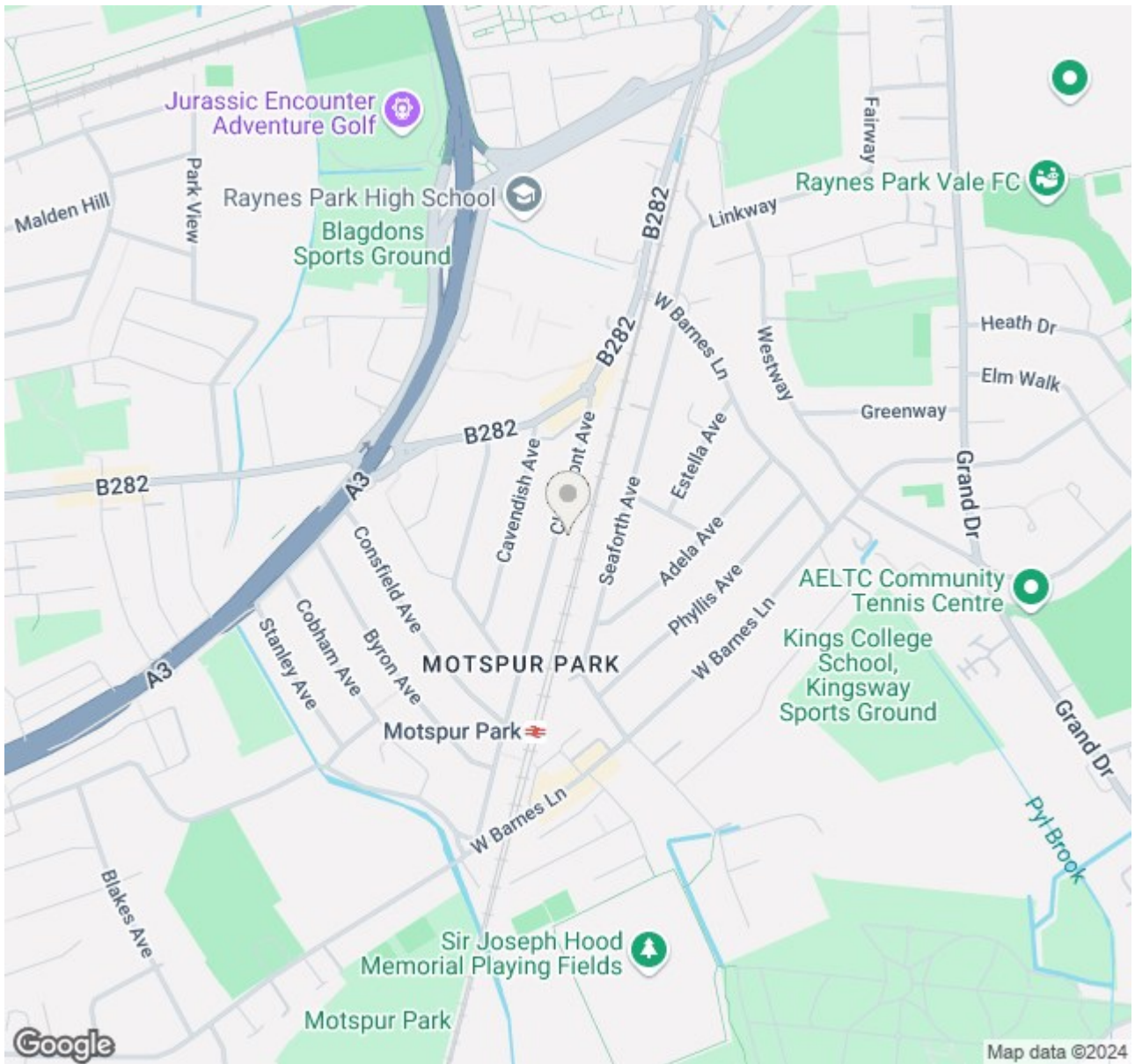
Approx. Gross Internal Floor Area  
 1293 Sq. ft/120.11 Sq. m



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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.



- Four Bedroom – Two Bathroom
- 1,293 sqft Mid Terrace House
- Superb Extended Kitchen/Dining/Family Room
- 0.3 Miles to Motspur Park Station
- Off Street Parking for Two Cars and Side Access
- Built In EV Wall Charger
- No Onward Chain
- Downstairs Shower Room
- Beautifully Presented Throughout
- EPC - D Council Tax - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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