Ellisons

Phyllis Avenue
New Malden, KT3 6LB

£800,000 Freehold

This gorgeous four-bedroom, two-bathroom terraced home offers a superb open-plan ground floor and a beautiful south-facing garden with garden room and rear access, perfect for both entertaining and family living.

Ideally located just 0.3 miles from Motspur Park railway station, the property also benefits from off street parking, easy access to local shops and the open green spaces of Sir Joseph Hood Memorial Playing Fields.

The ground floor features a bright and spacious open-plan layout along with a convenient downstairs W.C. Upstairs, the home offers a modern family bathroom and four well-proportioned bedrooms, including a generous master bedroom complete with built-in storage and a stylish en-suite shower room.
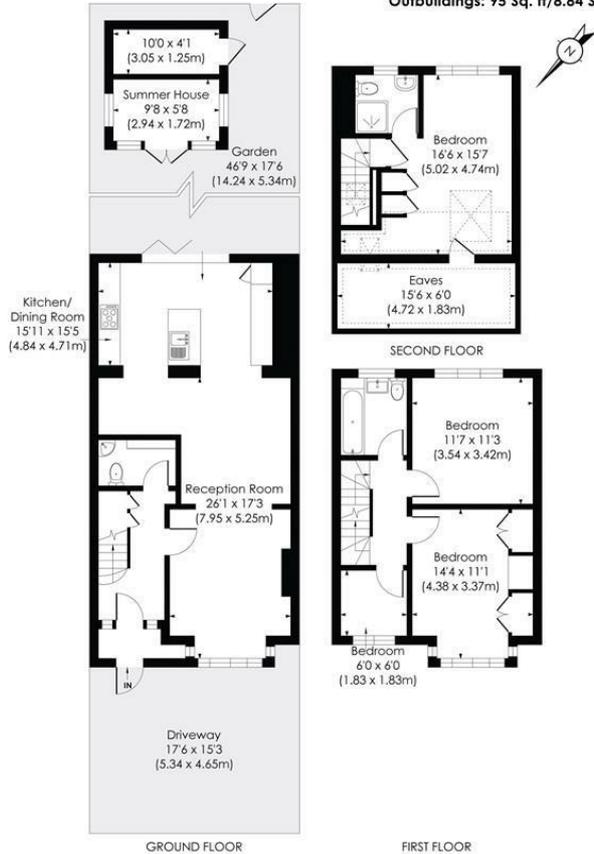
PHYLLIS AVENUE, KT3

Approx. Gross Internal Floor Area
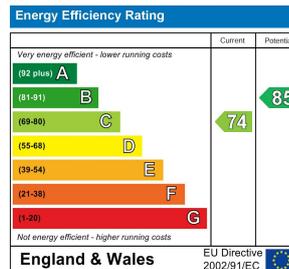1396 Sq. ft/129.72 Sq. m (Incl. RHH; Excl. Outbuildings)
1237 Sq. ft/114.92 Sq. m (Excl. RHH; Excl. Outbuildings)
Outbuildings: 95 Sq. ft/8.84 Sq. m

10'0 x 4'1
(3.05 x 1.25m)

Summer House
9'8 x 5'8
(2.94 x 1.72m)

Garden
46'9 x 17'6
(14.24 x 5.34m)

Bedroom
16'6 x 15'7
(5.02 x 4.74m)

Eaves
15'6 x 6'0
(4.72 x 1.83m)

SECOND FLOOR

Kitchen/
Dining Room
15'11 x 15'5
(4.84 x 4.71m)

Bedroom
11'7 x 11'3
(3.54 x 3.42m)

Reception Room
26'1 x 17'3
(7.95 x 5.25m)

Bedroom
14'4 x 11'1
(4.38 x 3.37m)

Bedroom
6'0 x 6'0
(1.83 x 1.83m)

Driveway
17'6 x 15'3
(5.34 x 4.65m)

GROUND FLOOR

FIRST FLOOR

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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.

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PROPERTY MARKETING

- Four Bedroom - Two Bathroom
- 1930's End Of Terrace House
- Lovely South Facing Garden With Rear Access
- Gorgeous Open Plan Kitchen/Dining/Family Room
- Spacious Master Bedroom With En Suite Shower Room
- 0.3 Miles To Motspur Park Station And Shops
- Downstairs W.C And Family Bathroom
- Off Street Parking
- EPC - C
- Council Tax Band - E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 74

England & Wales | EU Directive 2002/91/EC

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