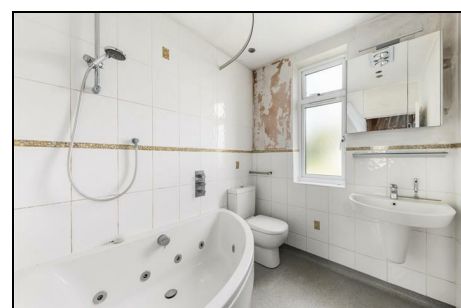
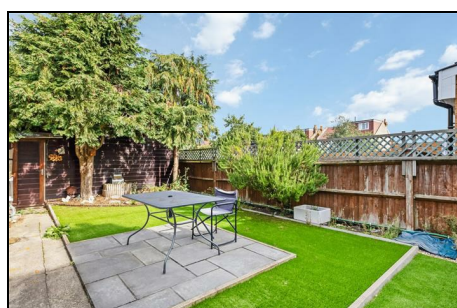


## Phyllis Avenue Motspur Park, KT3 6JY

£625,000 Freehold



**This THREE Bedroom, 1930's End of Terrace house has a wider than average front driveway to accommodate two cars. This is an excellent canvas to extend and finish to your own desired taste. There's a good sized garden with a large workshop, two reception rooms, separate kitchen, family bathroom and three bedrooms. Perfectly located for access to Motspur Park Station, The Sir Joseph Hood Memorial Playing Fields, well regarded schools, access to the A3, local shops and amenities. 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.

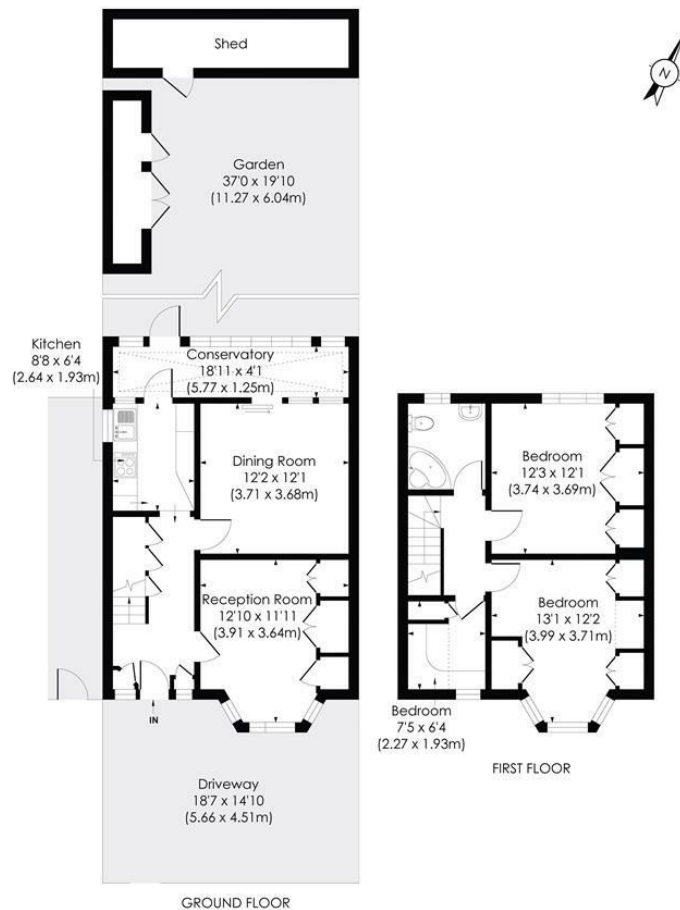
**Celebrating 30 years of successful Sales and Lettings in Merton**

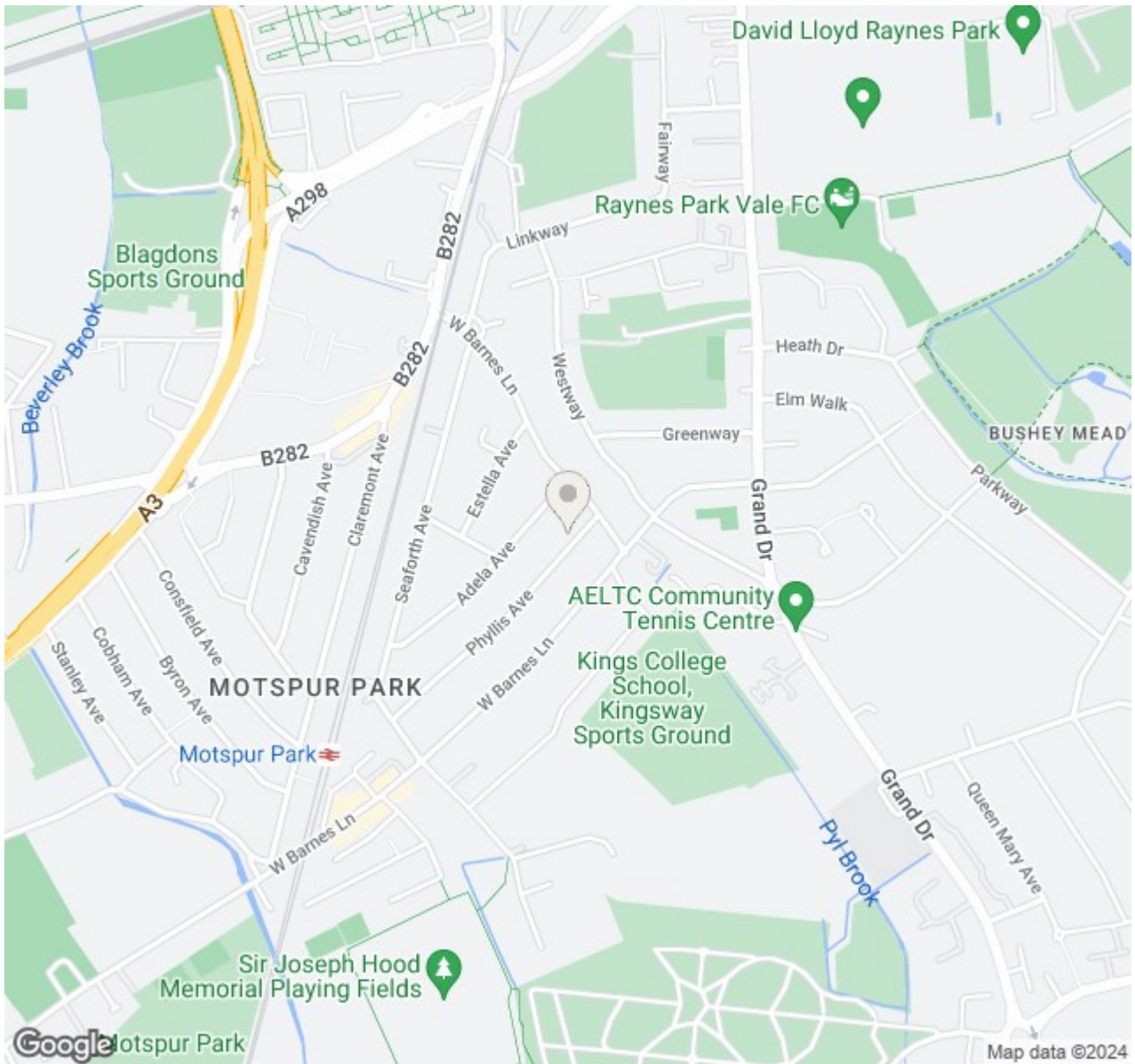





## PHYLIS AVENUE, KT3

Approx. Gross Internal Floor Area  
**1023 Sq. ft/95.02 Sq. m**





- Three Bedroom - Two Reception Room - Freehold
- 1930's End of Terrace House
- Wider than Average Front Driveway
- Garden with Workshop and Storage
- Canvas to Extend and Finish S.T.P.P
- Close to Motspur Park Station, Shops and Amenities
- Easy access to A3 in and out of London
- No Onward Chain
- Energy Performance Rating - TBC
- Merton Council Tax Band - D

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

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