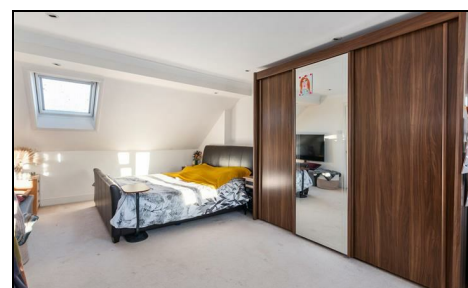
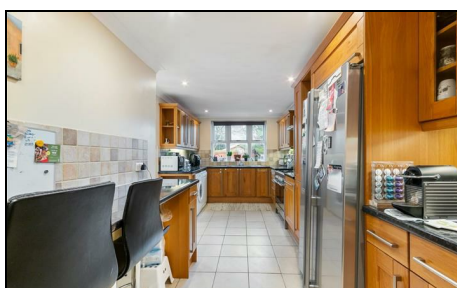


## West Barnes Lane Motspur Park, KT3 6HZ

**£650,000 Freehold**

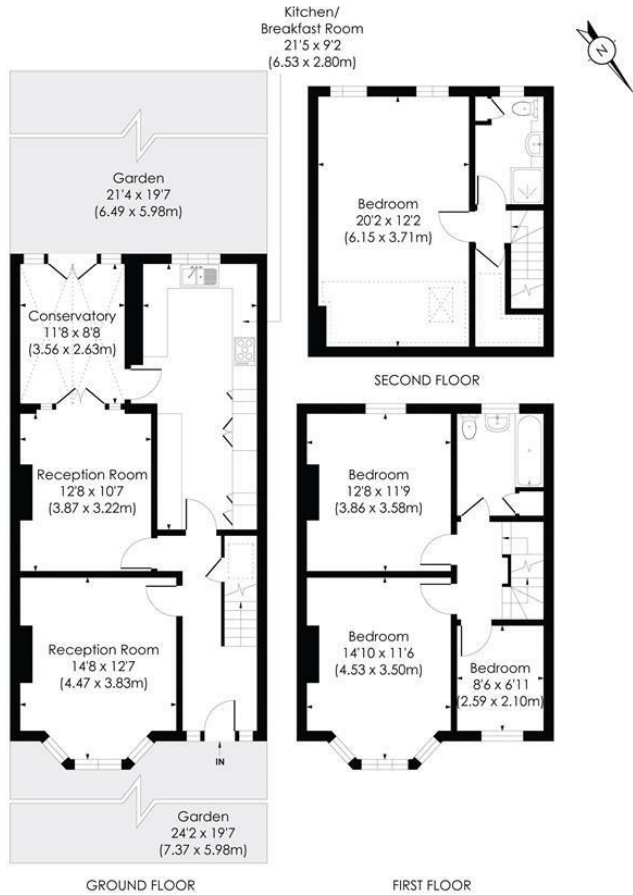


**\*\* CHAIN FREE\*\*** This attractive 1,593 FOUR BEDROOM, TWO BATHROOM 1920's Semi Detached House is a fantastic opportunity for an incoming buyer to move into and finish to their own desired tastes over time. Located within easy access to Raynes Park High Street and Station, Motspur Park Station, Shops and Park, well regarded schools and ample local amenities. Inside the house there is a charming front reception room with ornate fireplace and angled bay window, a separate dining room, an extended kitchen with breakfast bar, conservatory extension and paved rear garden. On the first floor are two very good sized double bedrooms, a neutrally decorated family bathroom and an additional single bedroom. The loft has been converted creating a spacious master bedroom with en-suite.

## WEST BARNES LANE, KT3

Approx. Gross Internal Floor Area

1593 Sq. ft/147.99 Sq. m (Including reduced height)



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.

- Four Bedroom - Two Bathroom - 1920'S Semi Detached House
- 1,593 sqft - No Onward Chain
- Extended Kitchen and Conservatory
- Ideal Blank Canvas - Low Maintenance Rear Garden
- Spacious Front Reception Room with ornate fireplace
- Separate Dining Room
- Close to Motspur Park and Raynes Park Station and Shops
- Close to Good Schools
- EPC - D
- Council Tax Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(48-54) <b>E</b>	56	
(35-47) <b>F</b>		
(21-38) <b>G</b>		
(1-40)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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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