

## Phyllis Avenue New Malden, KT3 6LB

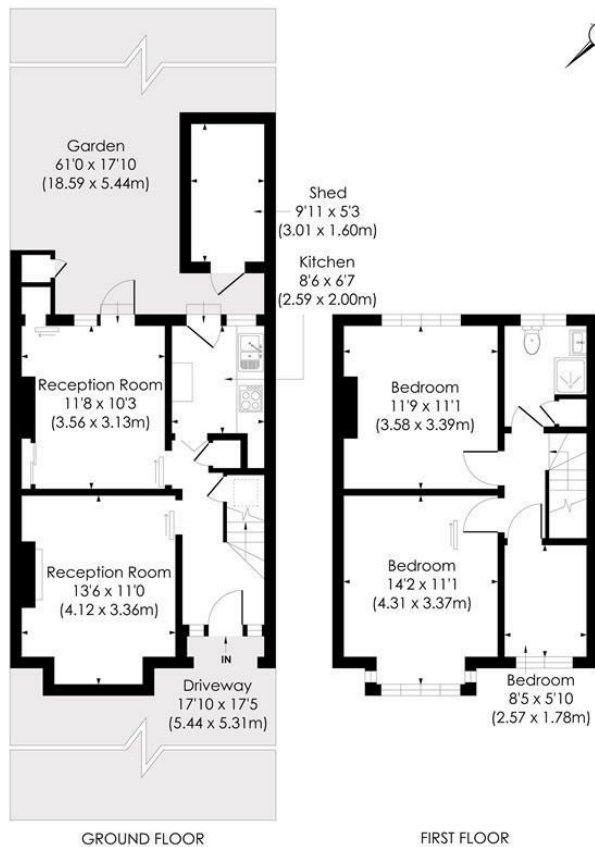
**£600,000 Freehold**



**This lovely three bedroom, mid terrace 1930s terrace house has a superb 61ft South East facing garden and is perfectly located for Motspur Park Station (0.4 Miles). This is an ideal first/second time purchase for an incoming purchaser to move into and over time finish to their own desired taste. There are two reception rooms, a separate kitchen and a neutrally decorated family bathroom. Offering excellent potential to extend to the loft and rear S.T.P.P. Off Street Parking & No Onward Chain.**

**PHYLLIS AVENUE, KT3**

Approx. Gross Internal Floor Area  
**858 Sq. ft/79.70 Sq. m (Excl. Outbuildings)**



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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.

- Three Bedroom
- 1930s Mid Terrace House
- 61ft South Easterly Facing Garden
- Two Reception Rooms
- 0.4 Miles to Motspur Park Station
- Off Street Parking
- Potential To Extend S.T.P.P
- No Onward Chain
- EPC Rating - D
- Council Tax Band - D

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
A	(91-100)		88
B	(81-90)		
C	(69-80)	68	
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	

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