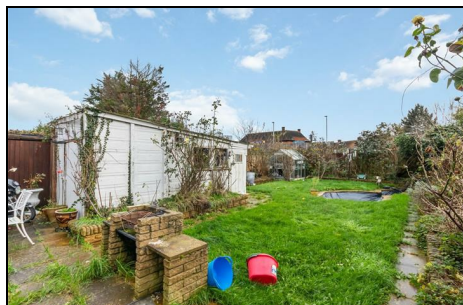


**Claremont Avenue  
Motspur Park, KT3 6QP**

**£600,000 Freehold**



**This spacious THREE DOUBLE BEDROOM, Semi Detached House is perfectly located for Motspur Park Station and High Street. An ideal blank canvas for an incoming purchaser to extend (s.t.p.p) and finish to their own desired tastes. There is also off street parking for two cars to the front, side access, wider than average 53'ft rear garden, conservatory extension, large through lounge, downstairs w.c and good sized kitchen. 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.

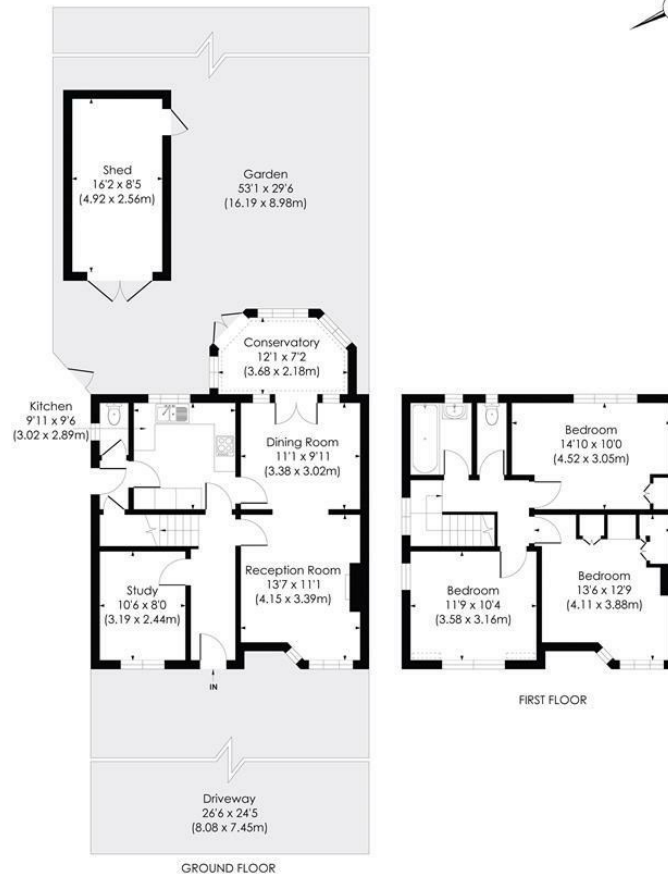
**Celebrating 30 years  
of successful Sales and  
Lettings in Merton**





## CLAREMONT AVENUE, KT3

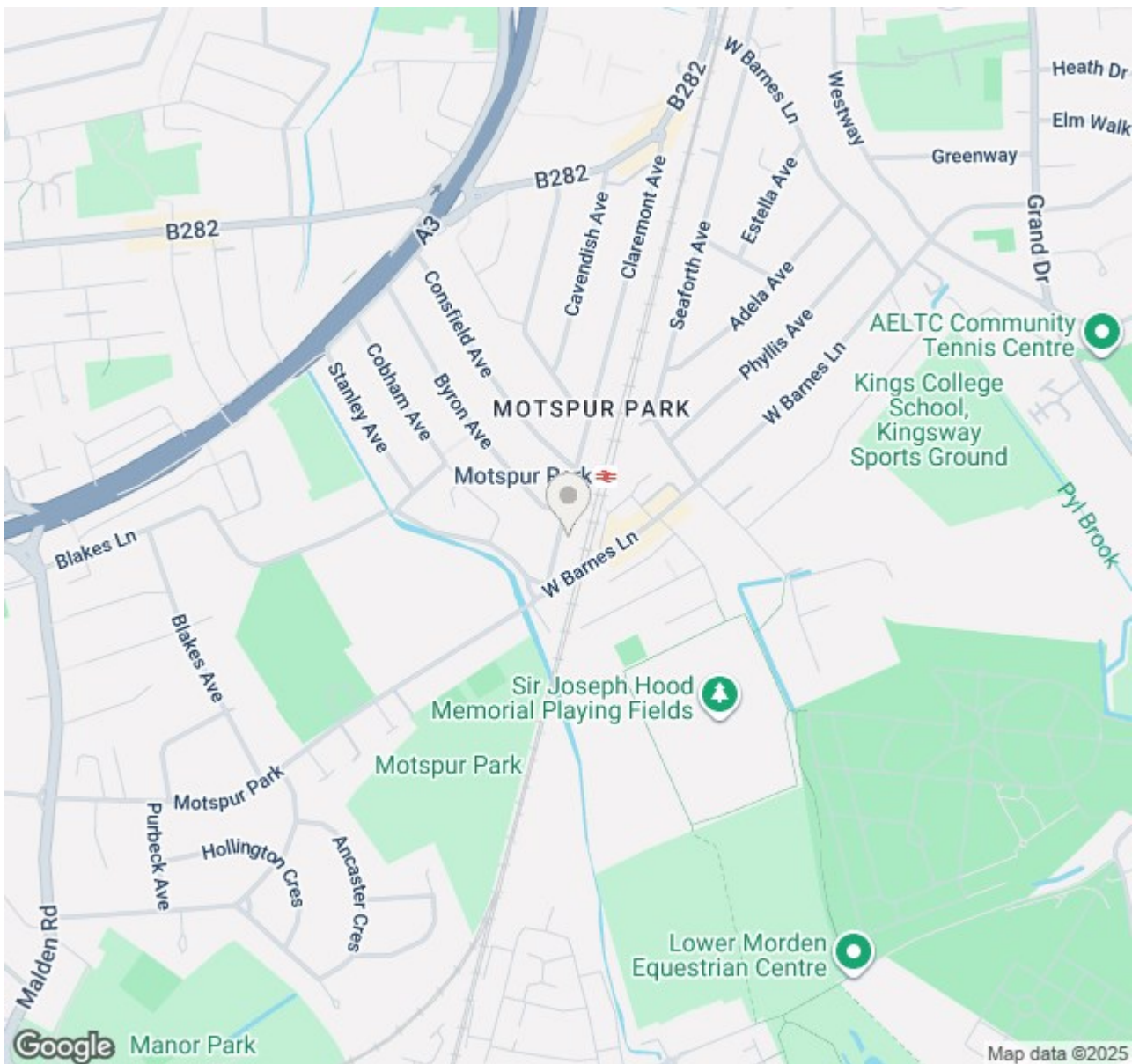
Approx. Gross Internal Floor Area  
 1232 Sq. ft/114.47 Sq. m




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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.



- Three Double Bedrooms
- Semi Detached Freehold House
- Off Street Parking to Front
- Close to Motspur Park Station
- Ideal Blank Canvas - Extension Potential S.T.P.P
- 53ft Wider than average Rear Garden
- Side Access
- No Onward Chain
- EPC - TBC
- Council Tax Band - E

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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