

## Claremont Avenue Motspur Park, KT3 6QW

£650,000 Freehold



This spacious and attractive 1520 sqft **THREE BEDROOM** Semi Detached house has a useful loft/craft room, off street parking and a wider than average rear garden. In need of modernisation and offering excellent potential to extend (s.t.p.p.). Only 0.1 Mile to Motspur Park Station and Shops. 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.

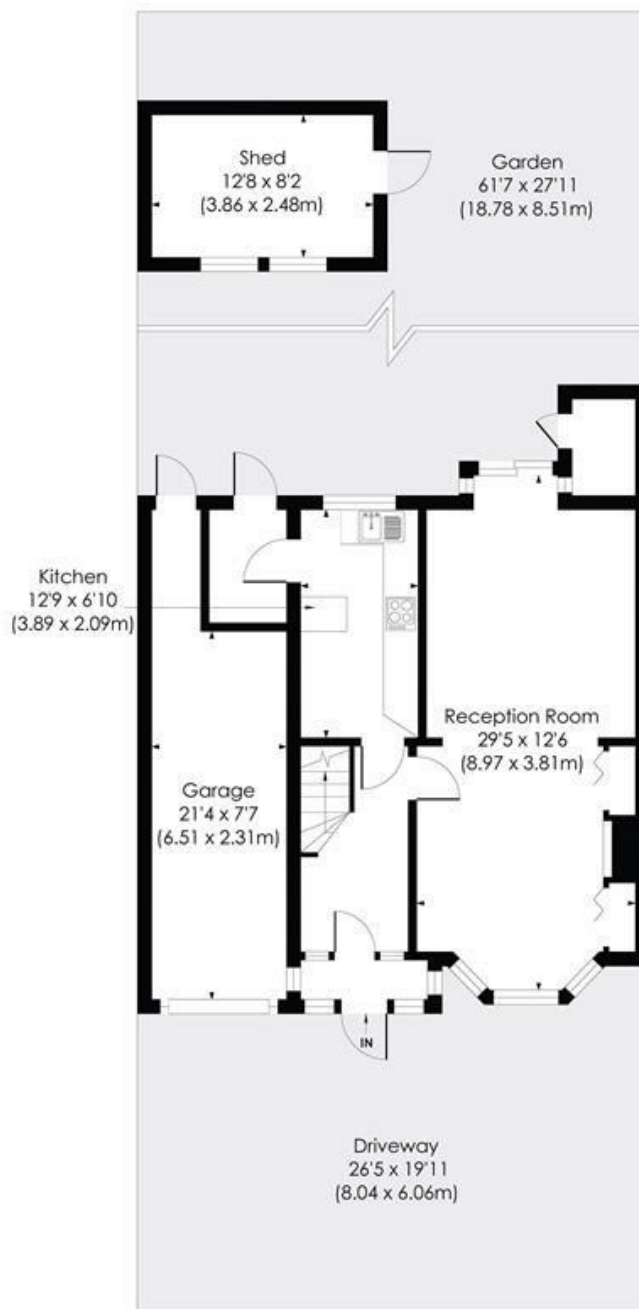
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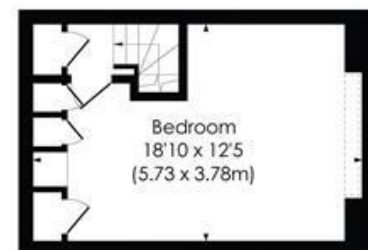
## CLAREMONT AVENUE, KT3

Approx. Gross Internal Floor Area

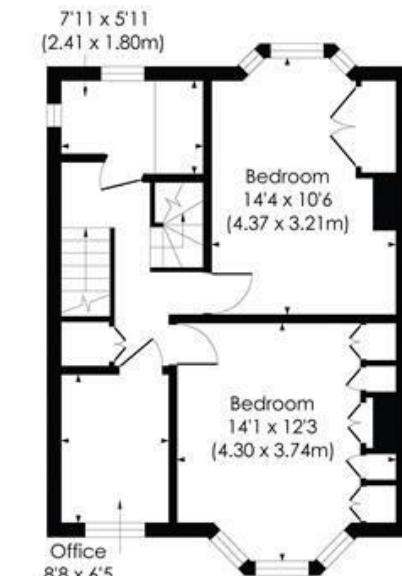
**1520 Sq. ft/141.17 Sq. m**  
 Including Garage



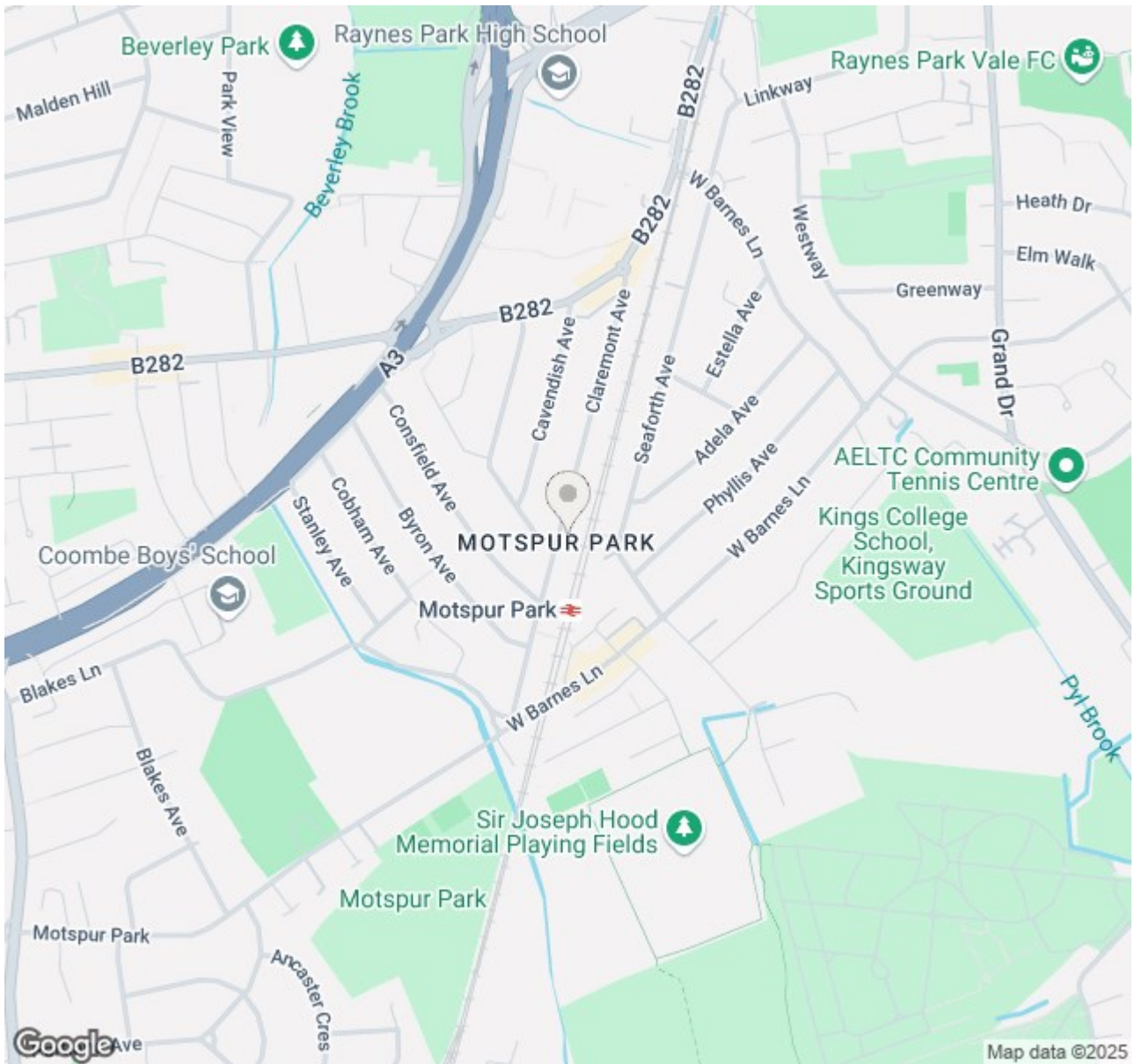
GROUND FLOOR




SECOND FLOOR



FIRST FLOOR



- Three Bedroom Plus Loft Room - 1520 sqft
- 1930's Semi Detached House
- Wider than average Rear Garden with Side Access
- In Need Of Modernisation
- Excellent potential to Extend S.T.P.P
- 0.1 Mile to Motspur Park Station
- Off Street Parking and Garage
- 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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