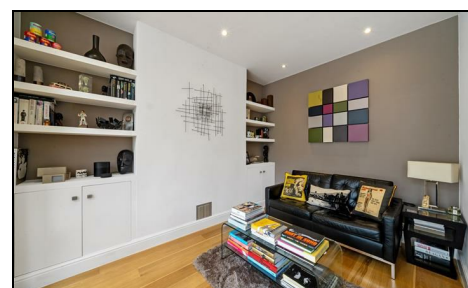


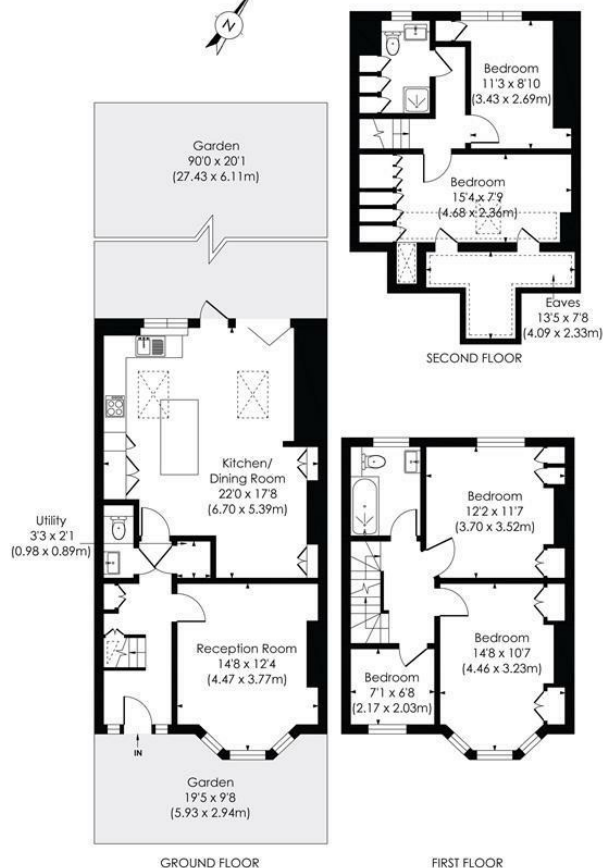
Estella Avenue Motspur Park, KT3 6HS

£925,000 Freehold



This is a very attractive FIVE BEDROOM, TWO BATHROOM, Edwardian Semi-Detached House with an impressive 90ft West Facing garden that is located on one of Motspur Park's most desired roads, only 0.5 miles to the station, shops and the open space of the Sir Joseph Hood Memorial Playing Fields. Ideal as a long term family home, it has a superb layout and has undergone full extension and refurbishment with the current owners. There is an entrance hall with decorative carpentry, under stairs storage and downstairs W.C, a lovely separate front reception room with plantation shutters, picture rails, "Living Flame" fire and a spacious 22ft x 17'8 ft open plan kitchen/dining/family with skylights, bifolding doors, oak flooring and "Neil Norton" kitchen with Granite worktops. On the first floor and second floor there are five good sized bedrooms with built in wardrobes and two beautifully presented bathrooms. Offered with NO ONWARD CHAIN.

Approx. Gross Internal Floor Area

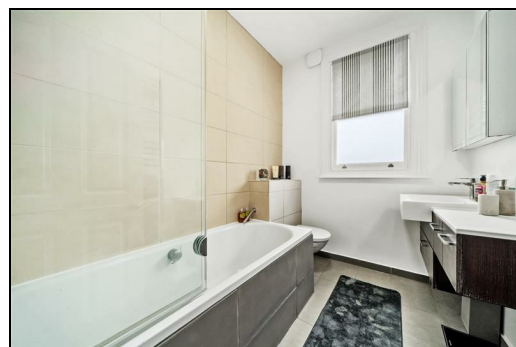
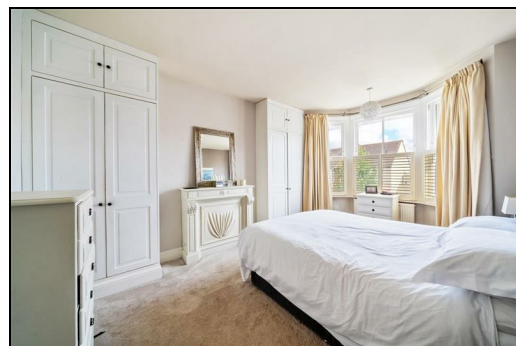


© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

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.

-
- A bright and airy living room with a large bay window, a fireplace, and comfortable seating. The room features a light-colored carpet, a wooden coffee table, and a sideboard with a lamp. The walls are painted in a neutral tone, and the ceiling has a decorative crown molding. A large mirror is mounted above the fireplace, and a framed picture hangs on the wall to the left. The bay window is dressed with light-colored curtains and has a white storage unit underneath. A television is placed on a stand in front of the fireplace. The seating consists of two sofas with red and striped cushions. A chandelier hangs from the ceiling.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC

arla | propertymark
PROTECTED



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

