

## Arthur Road Motspur Park, KT3 6LX

**£650,000 Freehold**



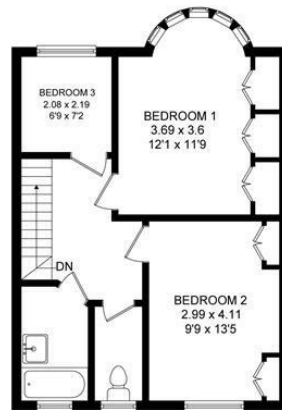
This lovely and larger than average (1170 SQFT) THREE BEDROOM mid terrace 1930's house with large (82ft) South West facing garden is located on an attractive tree lined road only 0.2 Miles to both Motspur Park Station and the Sir Joseph Hood Memorial Playing Fields. This is an ideal long term family home that offers excellent potential to refurbish and extend S.T.P.P. to an incoming buyers desired taste. There is a front garden, entrance hall with storage, two spacious reception rooms, a separate kitchen and a large South West Facing rear garden with rear access. On the first floor there are two good sized double bedrooms, single bedroom currently used as a study and a separate bathroom and W.C. Offered to the market with no onward chain.



Arthur Road, KT3 6LX  
Approximate Gross Internal Area = 108.7 sq m / 1170 sq ft



GROUND FLOOR



FIRST FLOOR

This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.

- Three Bedroom 1930's Terrace House
- 1170 sq ft - 108.7 sq m
- Potential To Extend S.T.P.P
- Large (82 ft) South West Facing Rear Garden
- 0.2 Miles to Motspur Park Station
- 0.2 Miles to Sir Joesph Hood Memorial Playing Fields
- Desirable Tree Lined Road
- No Onward Chain
- Council Tax Band - E
- Energy Performance Certificate - D



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | <b>87</b> |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | <b>59</b> |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         | <b>G</b>  |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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