

## Adela Avenue Motspur Park, KT3 6LG

£725,000 Freehold



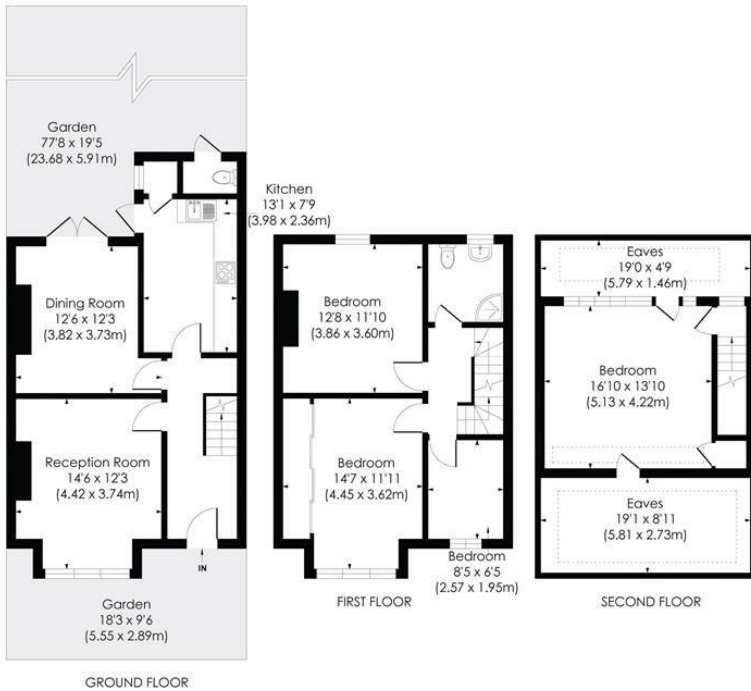
This charming 1,544 sqft FOUR BEDROOM Edwardian terrace house (circa 1910) has a lovely 77'8 ft South Facing garden, new roof and secure side access, offers excellent potential to finish and further extend s.t.p.p. Located on one of Motspur Park's most desirable Roads only 0.3 Miles to Motspur Park Station (Waterloo), Shops and The Sir Joseph Hood Memorial Playing Fields. There is also an entrance hall with attractive stain glass front door, a spacious separate front reception room, a good sized dining room, an eat in kitchen with space for breakfast table and a neutrally decorated shower room on the first floor. Offered to the market with no onward chain.

**ADELA AVENUE, KT3**

Approx. Gross Internal Floor Area

**1544 Sq. ft/143.42 Sq. m (Including Eaves)**

**1282 Sq. ft/119.11 Sq. m (Excluding Eaves)**



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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.

- Four Bedroom - Edwardian Terrace House - 1544 sqft
- Attractive 77'ft South Facing Rear Garden
- Potential to finish and further extend s.t.p.p
- 0.3 Miles to Motspur Park Station and Shops
- Secure Side Access and New Roof
- Charming Entrance Hall with stain glass door
- One of Motspur Park's Most Desirable Roads
- No Onward Chain
- EPC - D
- Council Tax Band - D



Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
A	(91-100)		
B	(81-90)		
C	(69-80)		
D	(55-68)	59	
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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