

**Byron Avenue
Motspur Park, KT3 6EZ**

£675,000 Freehold



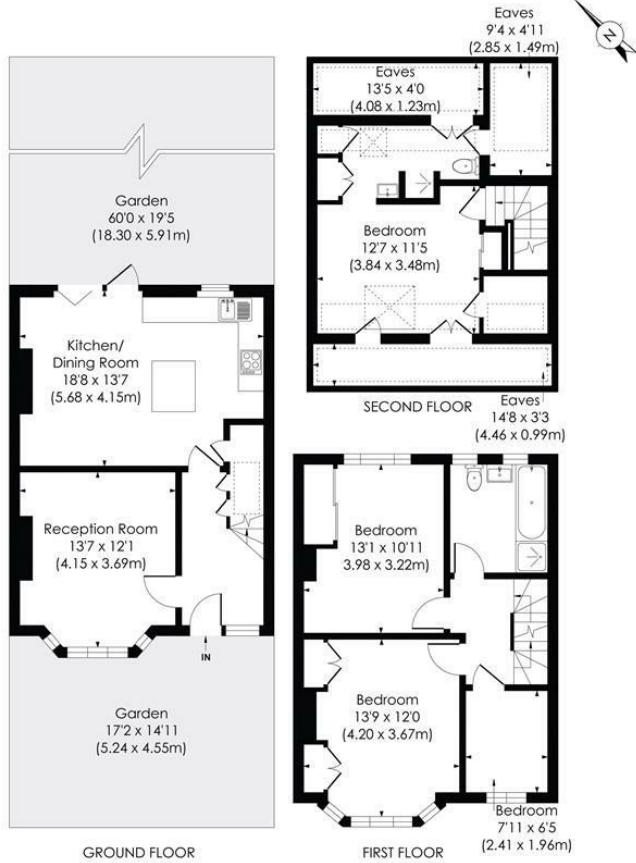
This beautifully presented (1,444 sqft/134.15 sqm) THREE BEDROOM, TWO BATHROOM 1930's mid terrace house has a stunning open plan kitchen/reception room, an extended loft/hobby room and a large landscaped garden. Located on a popular residential road less than 0.1m to Motspur Park Station, local amenities and the outside space of the Sir Joseph Hood Memorial Playing fields. There is also a lovely separate front reception room, modern family bathroom, off street parking and potential to extend s.t.p.p.

BYRON AVENUE, KT3

Approx. Gross Internal Floor Area

1444 Sq. ft/134.15 Sq. m (Including Reduced Height)

1203 Sq. ft/111.78 Sq. m (Excluding Reduced Height)



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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.

- Three Bedroom - Mid Terrace 1930's House
- Less than 0.1 Miles to Motspur Park Station
- Extended Loft/ Craft/ Hobby Room
- Stunning Kitchen/Dining Room
- Large Landscaped Garden
- Separate Front Reception Room
- Off Street Parking
- Potential to Extend S.T.P.P
- Council Tax Band - D
- EPC Rating - D

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