

## 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. Offering excellent potential to extend (s.t.p.p.) and finish to a buyers own desired taste. Only 0.1 Mile to Motspur Park Station and Shops. No Onward Chain.**



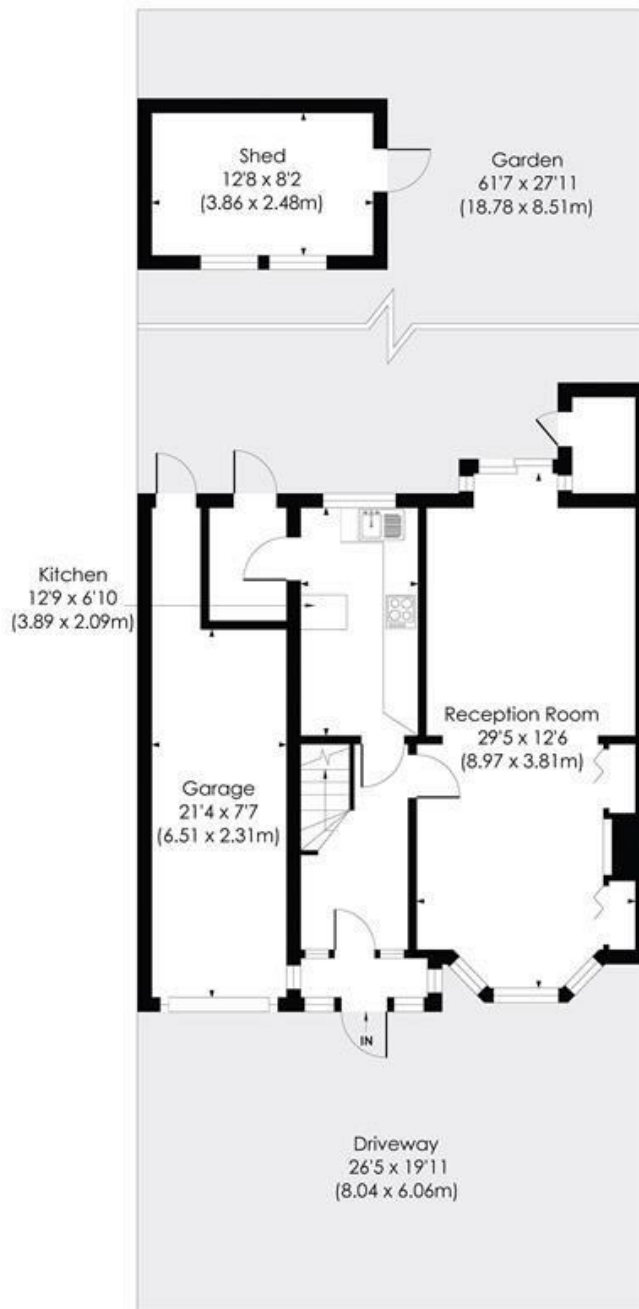
Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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



## CLAREMONT AVENUE, KT3

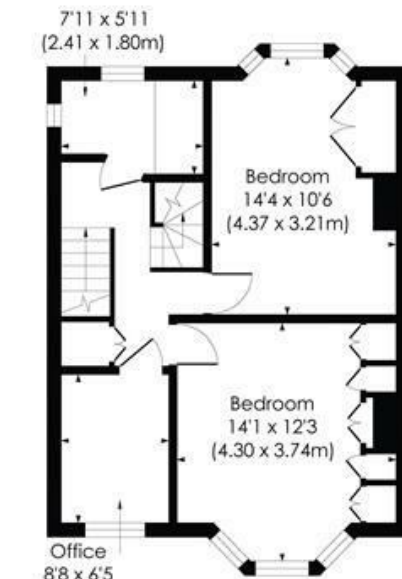
Approx. Gross Internal Floor Area  
**1520 Sq. ft/141.17 Sq. m**  
 Including Garage



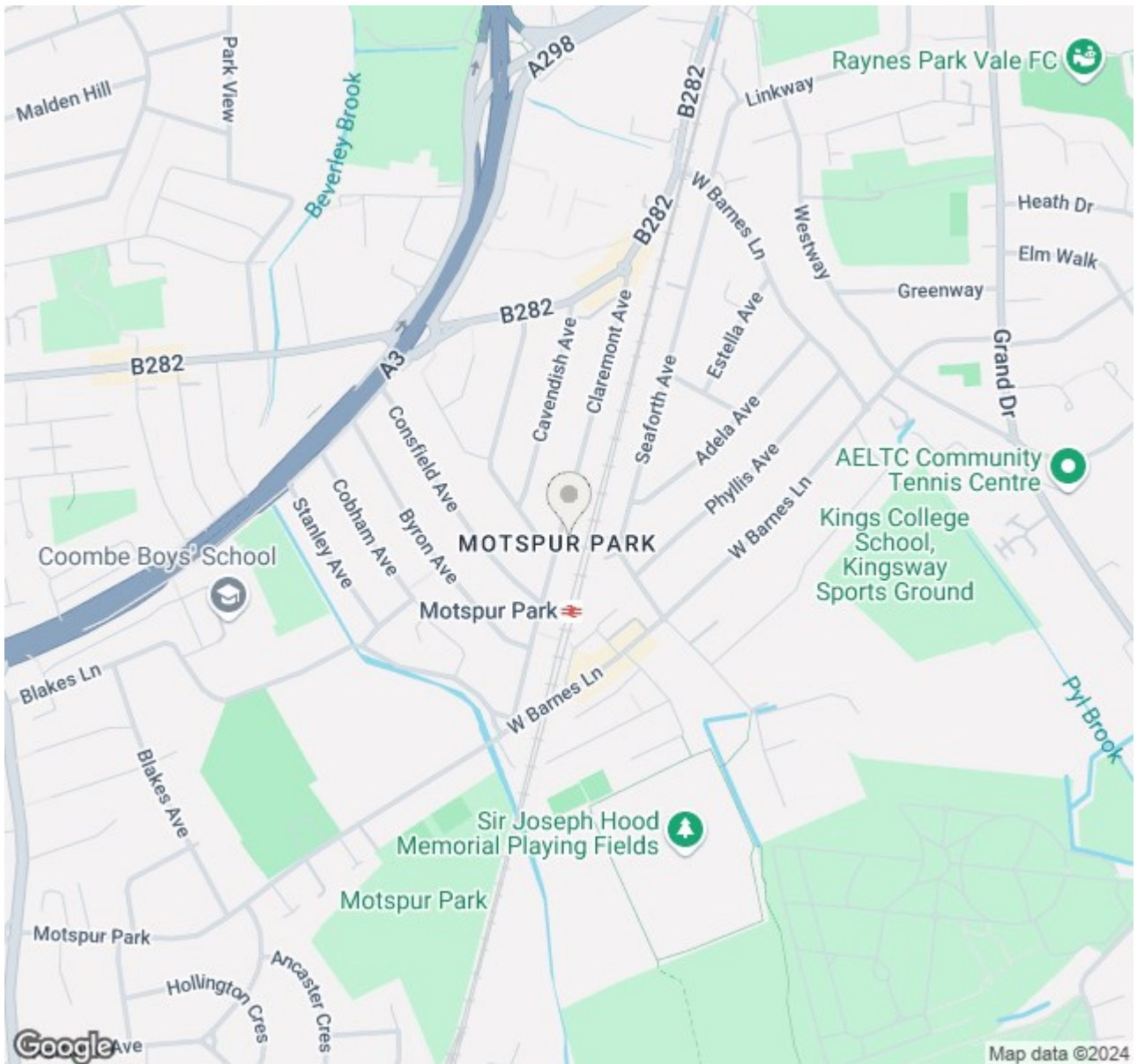
GROUND FLOOR




SECOND FLOOR



FIRST FLOOR



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

For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 944 9595



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

