

## Phyllis Avenue Motpur Park, KT3 6LA

**£3,200 PCM**



Recently refurbished FOUR BEDROOM, THREE BATHROOM house, located in a residential road a short walk to Motspur Park train station and local amenities. The property features WOOD FLOORING to the ground floor, with an open plan modern kitchen/reception room with bifolding doors to a pretty rear garden, and ground floor bathroom. To the first floor are two double bedrooms, one single and a modern family bathroom. On the second floor is the master bedroom with ensuite shower room. Free street parking. EPC band C. Council tax band D.



- Four bedrooms
- Three bathrooms
- Close to Motspur Park train station
- Good size rear garden
- Open plan kitchen/reception room
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band C
- Council tax band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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

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