

Phyllis Avenue Motspur Park, KT3 6JY

Offers Over £800,000 Freehold



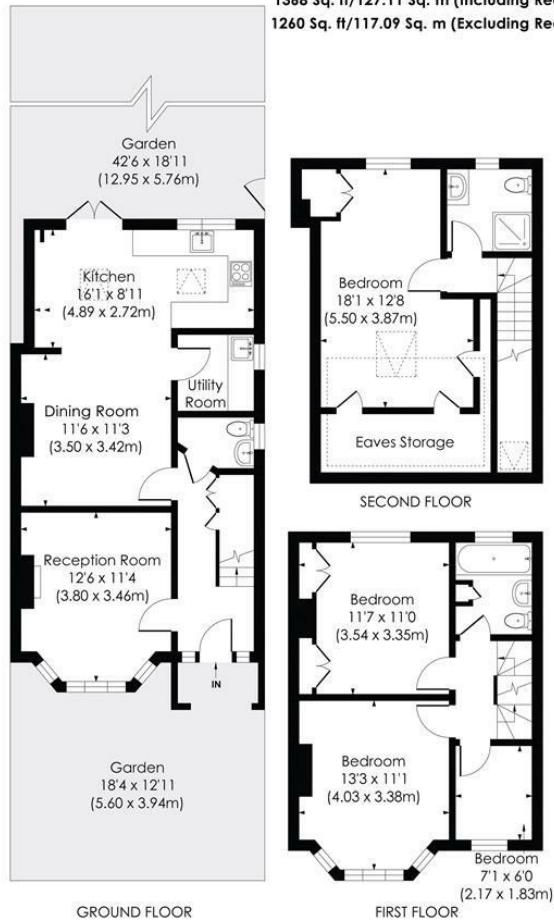
This exceptional four-bedroom, two-bathroom 1930s end-of-terrace house with off street parking has been thoughtfully extended and beautifully presented throughout, in a highly sought-after location close to Motspur Park Station and local amenities. The ground floor features an elegant front reception room with a charming ornate fireplace, a welcoming entrance hall with useful understairs storage and a convenient downstairs WC. To the rear, a stunning open-plan kitchen/dining room with quartz worktops, high-quality fittings and ample space for entertaining. A separate utility room provides additional practicality, while bifolding doors seamlessly connect the living space to the attractive rear garden. On the first floor are two spacious double bedrooms, a well-proportioned single bedroom, and a contemporary family bathroom finished to a high standard with underfloor heating. The impressive loft conversion has created a superb master bedroom, offering generous accommodation together with a stylish underfloor heated en-suite shower room. Offered to the market with no onward chain.

PHYLLIS AVENUE, KT3

Approx. Gross Internal Floor Area

1368 Sq. ft/127.11 Sq. m (Including Reduced Height)

1260 Sq. ft/117.09 Sq. m (Excluding Reduced Height)

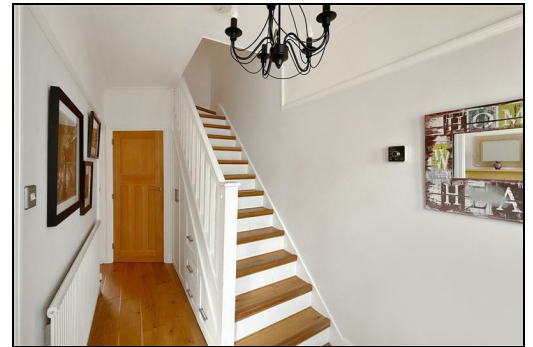


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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Four Bedroom, Two Bathroom, Off Street Parking
- Fully Extended 1930's End Of Terrace House
- Close To Motspur Park Station And Shops
- Beautifully Presented Throughout
- Utility Room & Ground Floor WC
- Spacious Master Bedroom With En Suite
- Desirable Residential Road
- No Onward Chain
- Council tax band - D
- EPC - C



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

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