

Phyllis Avenue Motspur Park, KT3 6JY

Offers Over £800,000 Freehold



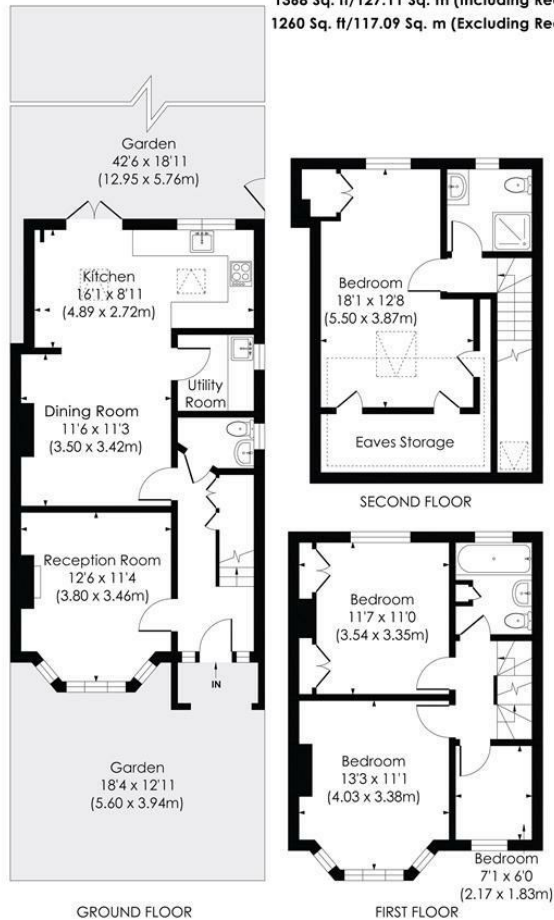
This exceptional four-bedroom, two-bathroom 1930s end-of-terrace house with off street parking has been thoughtfully extended and beautifully presented throughout, in a highly sought-after location close to Motspur Park Station and local amenities. The ground floor features an elegant front reception 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)

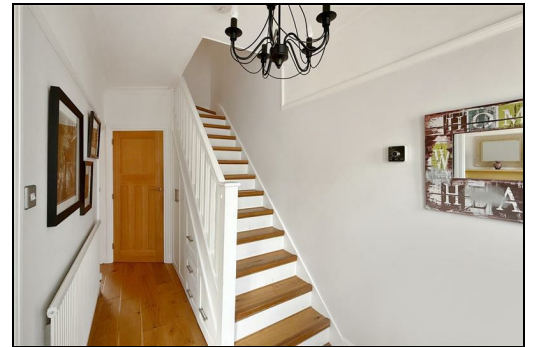


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- Four Bedroom, Two Bathroom, Off Street Parking
- Fully Extended 1930's End Of Terrace House
- Close To Motspur Park Station And Shops
- Beautifully Presented Throughout
- Utility Room & Ground Floor WC
- Spacious Master Bedroom With En Suite
- Desirable 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		
England & Wales	69	81
EU Directive 2002/91/EC		

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