

## West Barnes Lane Motspur Park, KT3 6PA

**£3,200 PCM**



SPACIOUS FOUR BEDROOM, TWO BATHROOM semi detached house with OFF STREET PARKING FOR TWO CARS. Located just a few minutes walk to Motspur Park train station and local amenities, and close to Coombe Boys School.

The property features a large open plan kitchen/reception room with French doors to the rear garden, front reception room and ground floor WC. Four good size bedrooms are spread over the first and second floor, with the large principle bedroom featuring an ensuite shower room.

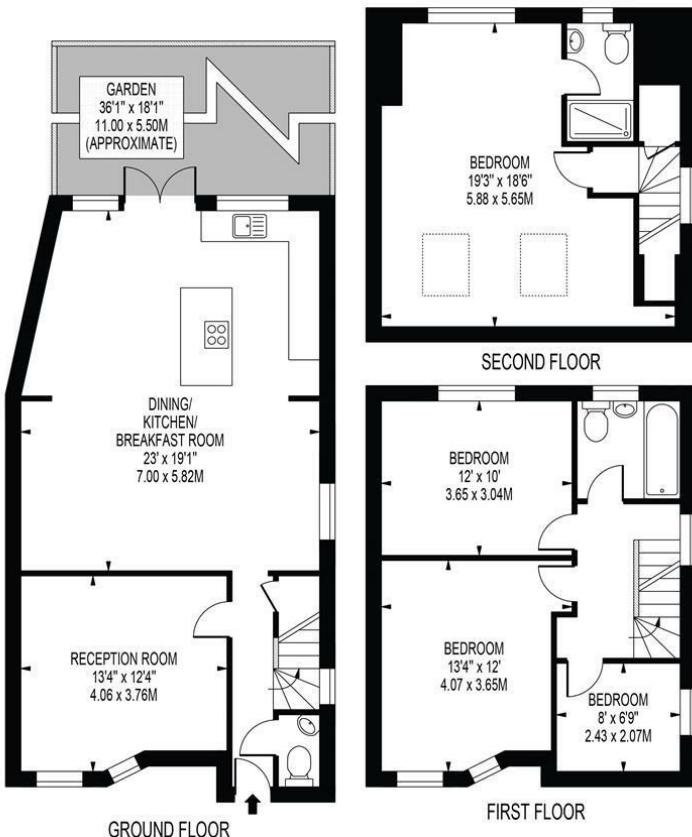
The house has just been decorated throughout and features wood laminate flooring.

EPC band D. Council tax band E.

\*\* Families and up to 4 professional sharers considered. PETS CONSIDERED.

## WEST BARNES LANE

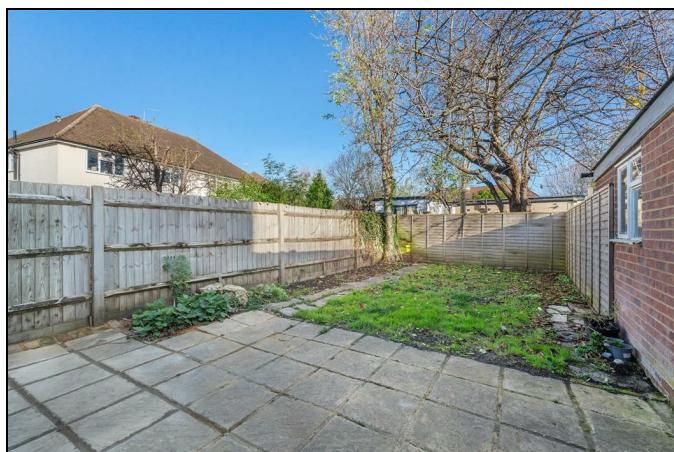
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1453 SQ FT - 135.01 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Spacious semi detached house
- Off street parking for two cars
- Four bedrooms
- Two bathrooms
- Wood laminate flooring
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band D
- Council tax band E



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		57	80
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.

Celebrating 30 years  
of successful Sales and  
Lettings in Merton

