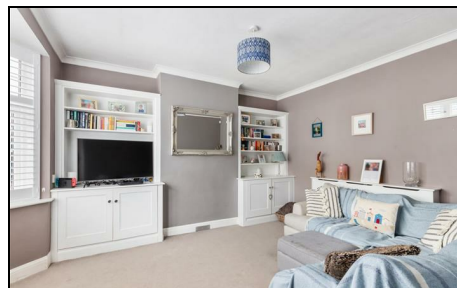


## Consfield Avenue Motspur Park, KT3 6HE

£3,000 PCM

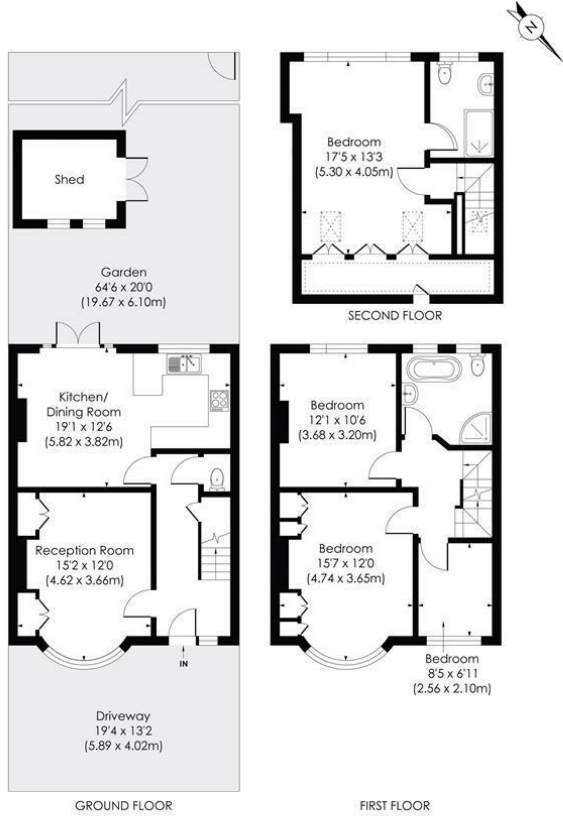


This FOUR BEDROOM, TWO BATHROOM family home is located in a lovely road within easy access to Motspur Park High Street and Station. In great condition throughout offering an abundance of space. Featuring two reception rooms, downstairs WC, off street parking, a private 64'6 Ft SOUTH WEST facing garden and stunning loft extension with en-suite. EPC band C. Council tax band D.

**CONSFIELD ROAD, KT3**

Approx. Gross Internal Floor Area

**1390 Sq. ft./129.12 Sq. m (Including reduced height)**  
**1332 Sq. ft./123.74 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 Bedrooms
- Two Bathrooms
- Stunning Loft Extension
- 64'6 Ft. South West Facing Garden
- Off Street Parking
- First Months Rent in Advance
- Five Weeks Security Deposit
- Holding Deposit = One Weeks Rent
- EPC Rating - C
- Council Tax Band - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus) A			84
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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**

