

Phyllis Avenue Motspur Park, KT3 6JY

£3,200 PCM

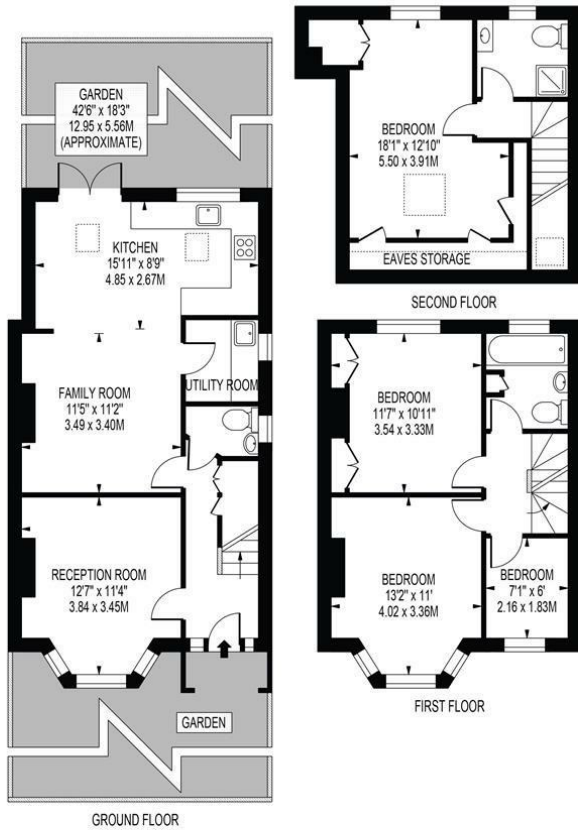


A wonderful FOUR BEDROOM, TWO BATHROOM end of terrace house with OFF STREET PARKING, located in a residential road a short walk to Motspur Park train station and local amenities. The property features WOOD FLOORING THROUGHOUT, and features a front reception room with feature fire place, a lovely open plan kitchen/family room with integrated appliances, plus separate utility room and ground floor WC. To the first floor are two double bedrooms, one single and a modern family bathroom. On the second floor is the master bedroom with fitted wardrobe, and separate shower room.
EPC band D. Council tax band D.

PHYLLIS AVENUE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1227 SQ FT - 113.95 SQ M
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

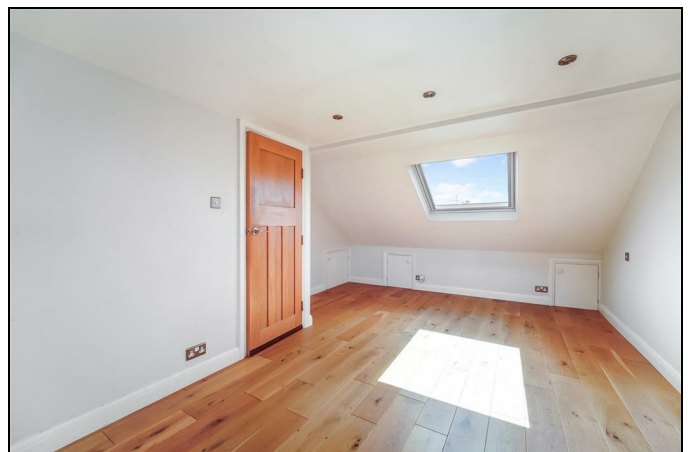
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 42 SQ FT - 3.90 SQ M



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.

- Four bedroom end of terrace house
- Two bathrooms
- Wood flooring throughout
- Off street parking for one car
- Utility room & ground floor WC
- First months rent in advance
- Five weeks security deposit
- One weeks holding deposit
- Council tax band D
- EPC band D



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		

EU Directive 2002/91/EC