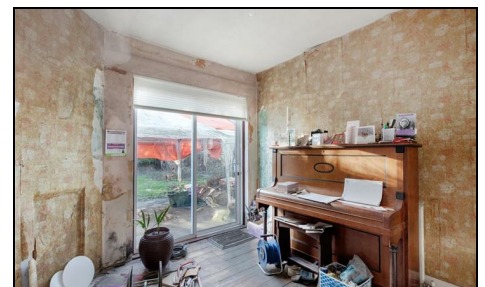
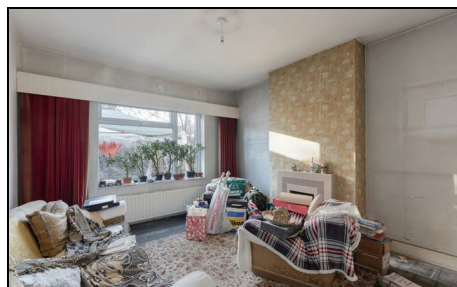
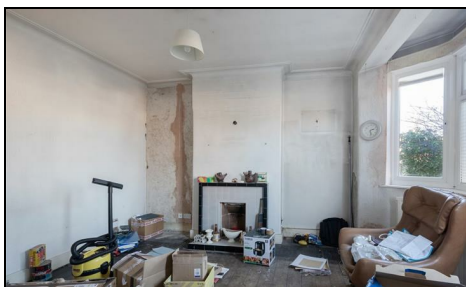


**West Barnes Lane
Motspur Park, KT3 6JD**

£875,000 Freehold

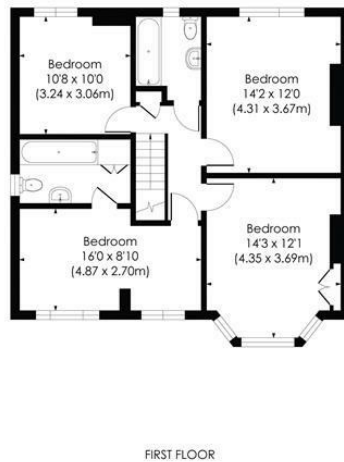
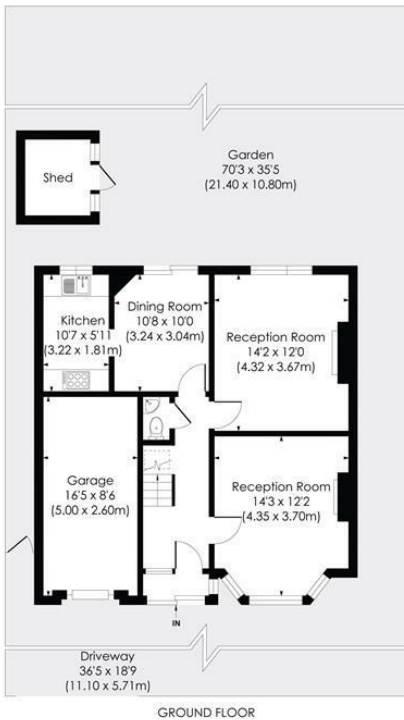


FANTASTIC POTENTIAL - This 1610 sqft, FOUR DOUBLE BEDROOM, TWO BATHROOM detached house is a superb blank canvas for an incoming buyer to modernise and extend (s.t.p.p.) to their own desired taste. There are three reception rooms, a garage, a downstairs W.C, four good sized double bedroom, two modern bathrooms including an ensuite and a mature 70'ft x 35ft South West facing rear garden. Perfectly located for Motspur Park Station, well regarded local schools and the green space of The Sir Joseph Hood Memorial Playing Fields.

WEST BARNES LANE, KT3

Approx. Gross Internal Floor Area

1610 Sq. ft/149.61 Sq. m



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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.

- Fantastic Potential To Modernise and Extend S.T.P.P
- Four Double Bedroom, Two Bathroom
- 1610 sqft/149.61 SQM Detached House
- Garage and Side Access
- Close To Motspur Park Station
- 70'ft x 35' ft. South West facing rear Garden
- No Onward Chain
- Driveway to Front
- EPC Rating - D
- Council Tax Band - F



| Energy Efficiency Rating | | Current | Possible |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 65 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | | EU Directive 2002/91/EC |

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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