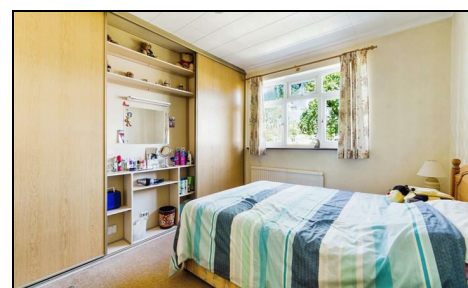


**Phyllis Avenue
Motspur Park, KT3 6JZ**

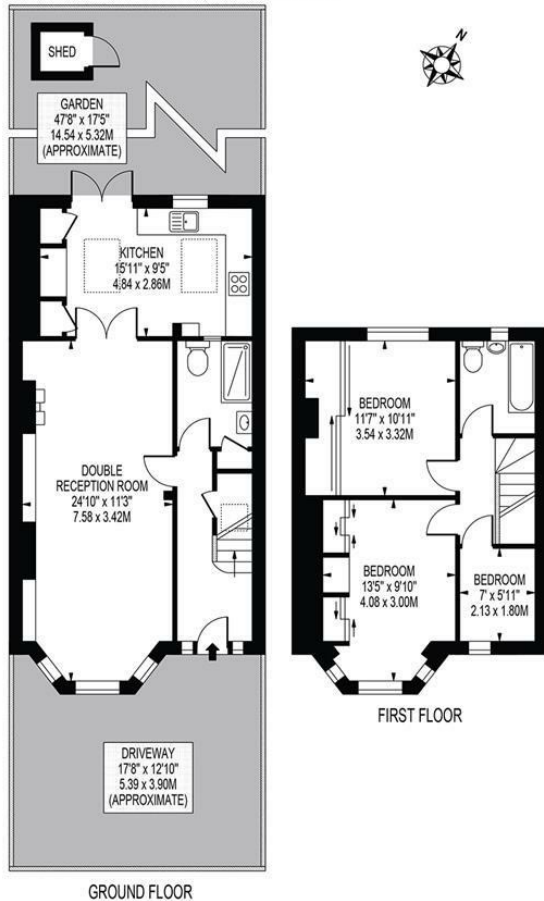
£675,000 Freehold



This charming (942 sqft - 87.48 sqm) THREE BEDROOM, TWO BATHROOM, rear extended 1930's terrace house has off street parking and is ideally located for Motspur Park Station and High Street. There is a entrance hall with storage, modern downstairs shower room, spacious through lounge and a extended kitchen/dining room with doors onto a lovely garden. On the first floor are the three bedrooms and a family bathroom. Excellent potential to further extend s.t.p.p.

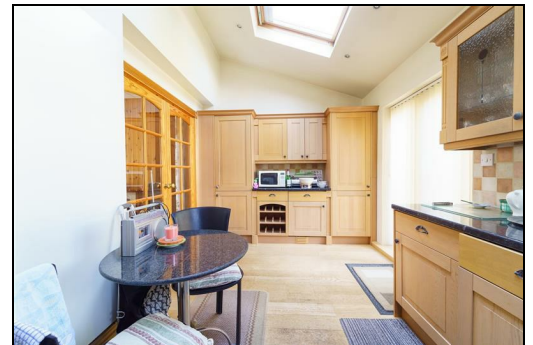
PHYLLIS AVENUE MOTSPUR PARK

APPROXIMATE GROSS INTERNAL FLOOR AREA: 942 SQ FT - 87.48 SQ M
(EXCLUDING SHED)



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.

- Three Bedroom - Two Bathroom (942 sqft - 87.48 sqm)
- Extended Kitchen Dining Room
- Off Street Parking to front
- 0.3 Miles to Motspur Park Station
- Potential to further extend s.t.p.p
- Lovely Rear Garden
- Double Glazing and Gas Central Heating
- Spacious Through Lounge
- EPC - C
- Council Tax Band - D



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small> A (91-100)			88
B (81-90)		73	
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
<small>Not energy efficient - higher running costs</small> G (1-20)			
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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