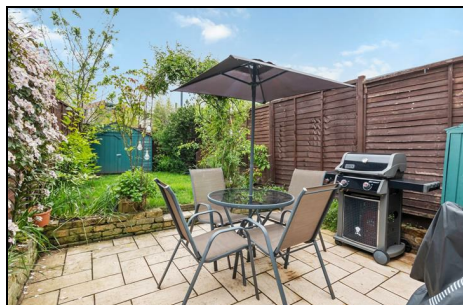
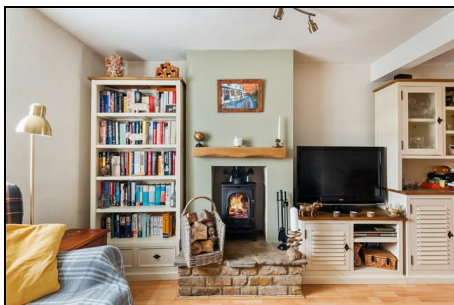
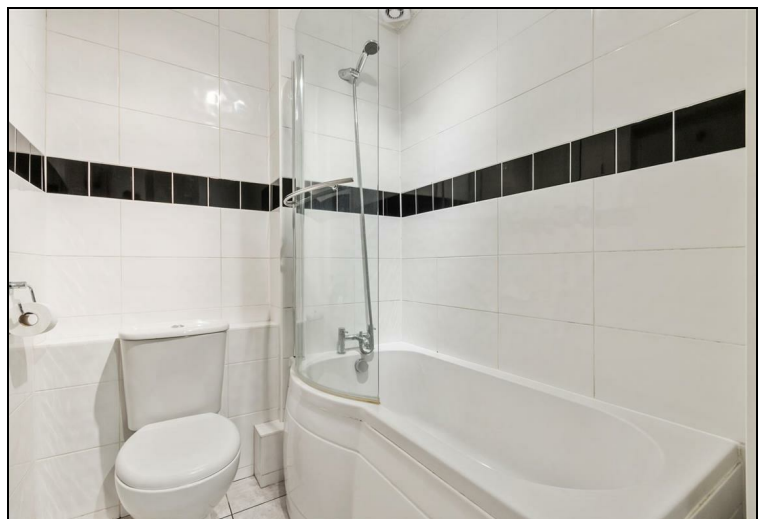
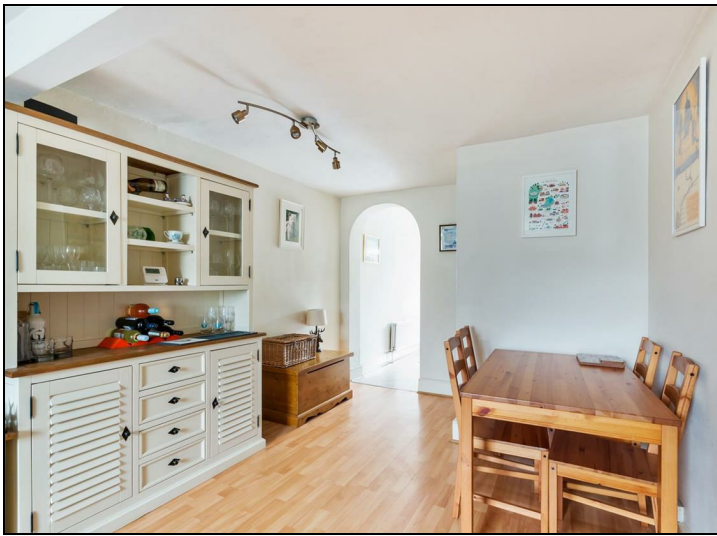


**West Barnes Lane
Motspur Park, KT3 6HP**

£500,000 Freehold



This superb (726 sqft - 67.48 sqm) TWO DOUBLE BEDROOM Victorian terrace house (circa 1900) is ideally located for Raynes Park and Motspur Park Stations. An excellent first/second time purchase with spacious reception/dining room, separate kitchen, modern bathroom, private South facing rear garden and two good sized bedrooms. Freehold.



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

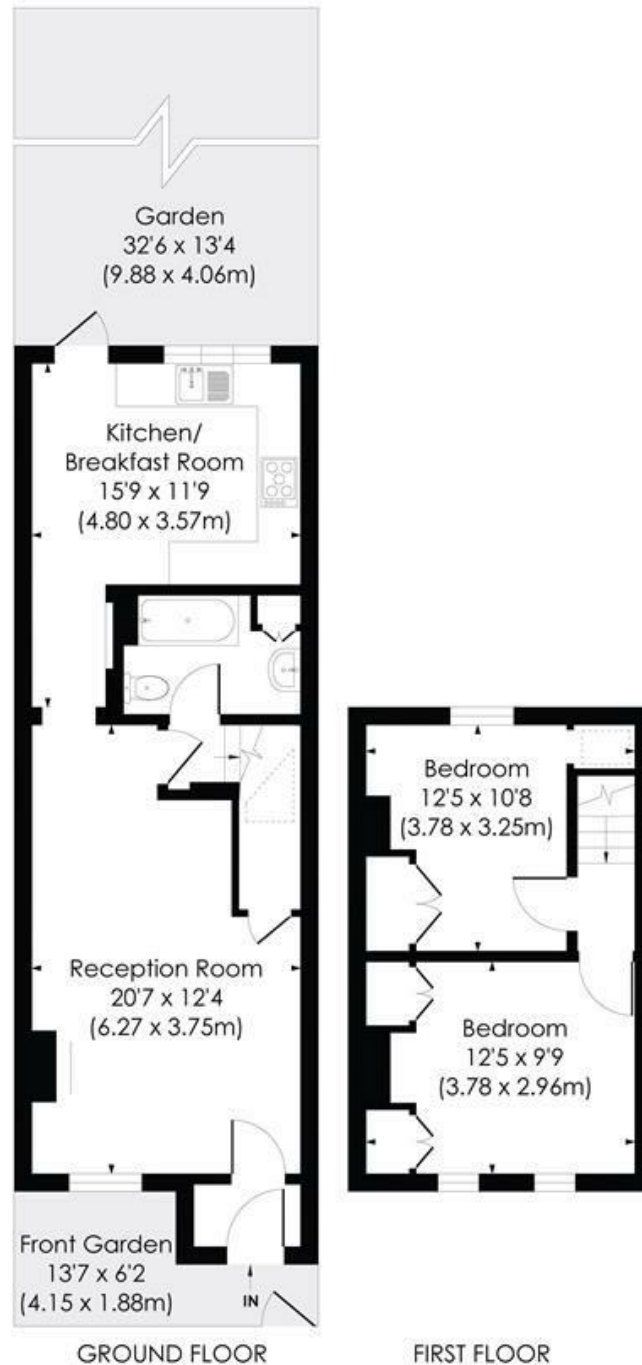
**Celebrating 30 years
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Lettings in Merton**



WEST BARNES LANE, KT3

Approx. Gross Internal Floor Area

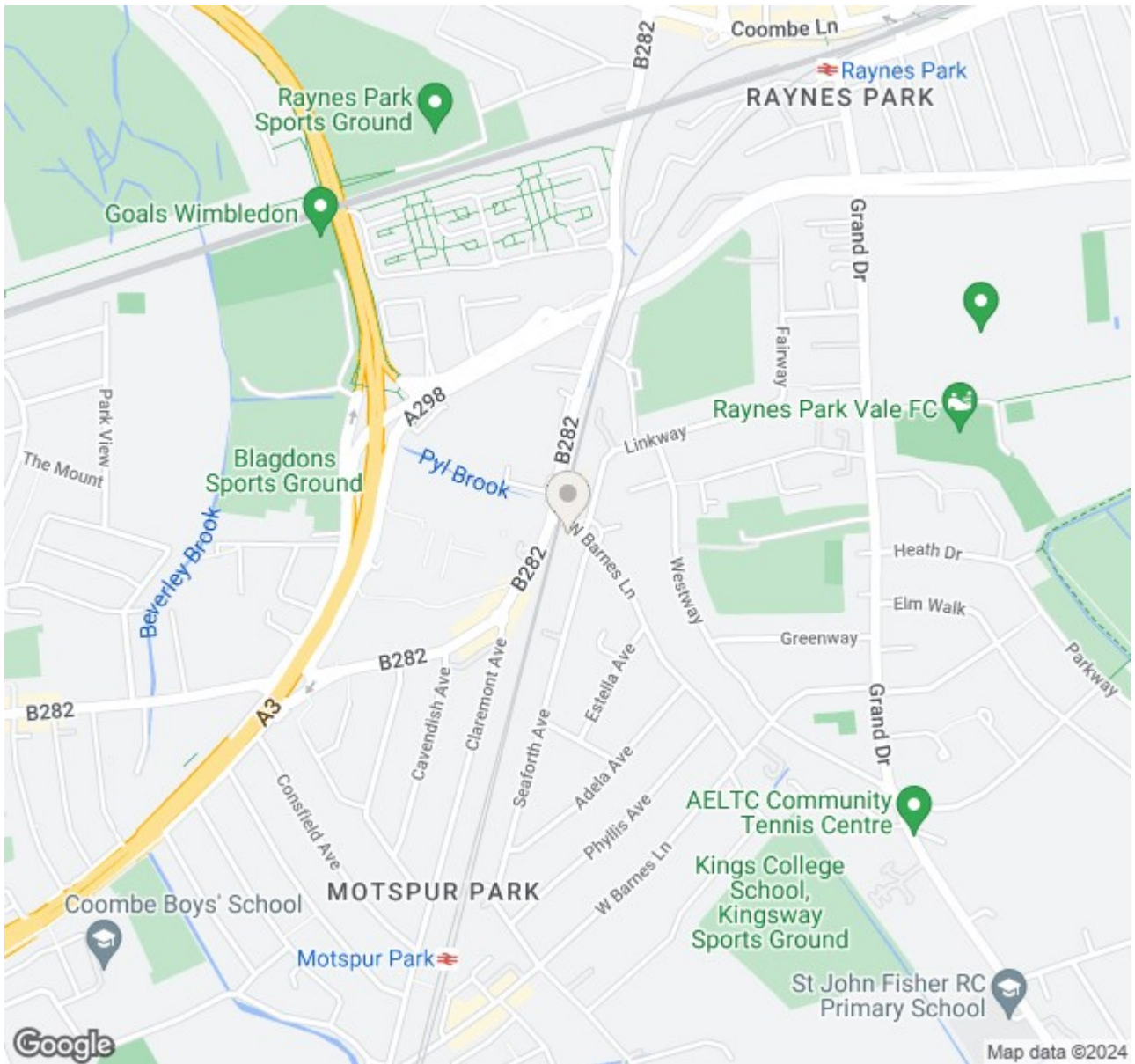
726 Sq. ft/67.48 Sq.m



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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.



- Two Double Bedroom - One Bathroom
- Charming Victorian Cottage (circa 1900)
- Close To Raynes Park Station
- Close To Motspur Park Station
- South Facing Garden
- Spacious Through Lounge
- Modern Kitchen And Bathroom
- Freehold
- EPC - D
- Council Tax Band - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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