

## Claremont Avenue Motspur Park, KT3 6QR

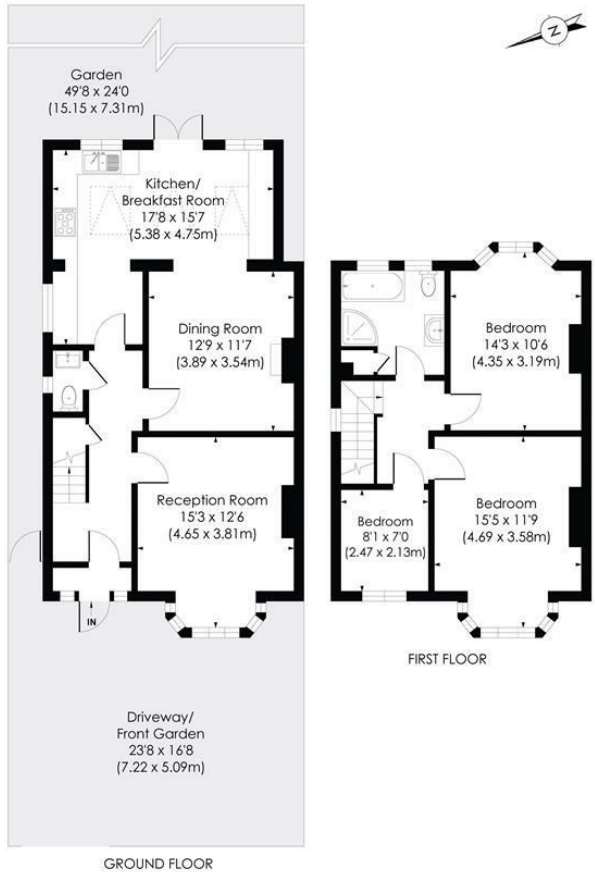
£700,000 Freehold



**This attractive (1,205 sqft – 111 sqm )THREE BEDROOM 1930's Semi Detached House has a lovely extended kitchen/dining/family room and is perfectly located for Motspur Park Station (0.1 mile) and Shops. A superb first/second time purchase with off street parking to the front, a good sized separate reception room, downstairs w.c, 49.8 'ft garden with side access and a modern family bathroom. Excellent potential to further extend s.t.p.p.**

**CLAREMONT AVENUE, KT3**

Approx. Gross Internal Floor Area  
**1205 Sq. ft/111.94 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.

- Three Bedroom 1930' Semi Detached House
- 0.1 Mile to Motspur Park Station
- Off Street Parking and Side Access
- Spacious extended Kitchen/Dining/Family Room
- Potential To further extend S.T.P.P
- Separate front reception room
- Downstairs W.C
- Lovely 49.8 'ft Rear Garden
- EPC - D
- Council Tax Band - E

| Energy Efficiency Rating                                   |          | Current                 | Potential |
|--|----------|-------------------------|-----------|
| <small>Very energy efficient - lower running costs</small> |          |                         |           |
| A  | (91-100) |                         |           |
| B  | (81-90)  |                         |           |
| C  | (69-80)  |                         |           |
| D  | (55-68)  | 62                      |           |
| E  | (39-54)  |                         |           |
| F  | (21-38)  |                         |           |
| G  | (1-20)   |                         |           |
| <small>Not energy efficient - higher running costs</small> |          |                         |           |
| England & Wales  |          | EU Directive 2002/91/EC |           |

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