## Ellisons

**RAYNES PARK** 

9 Station Buildings, Coombe Lane Raynes Park, London SW20 8NE T 020 8944 9595 F 020 8944 6556 E raynespark@ellisons.uk.com www.ellisons.uk.com

## Phyllis Avenue Motpsur Park, KT3 6JY

### £625,000 Freehold









This THREE Bedroom, 1930's End of Terrace house has a wider than average front driveway to accommodate two cars. This is an excellent canvas to extend and finish to your own desired taste. There's a good sized garden with a large workshop, two reception rooms, separate kitchen, family bathroom and three bedrooms. Perfectly located for access to Motspur Park Station, The Sir Joseph Hood Memorial Playing Fields, well regarded schools, access to the A3, local shops and amenities. No onward chain.

















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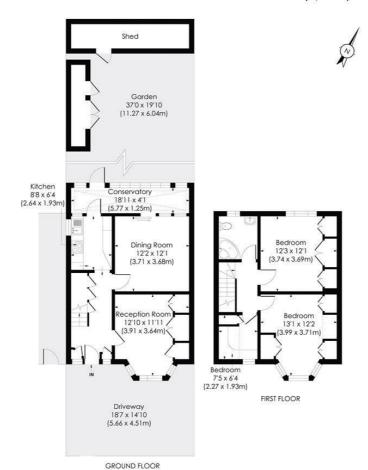
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### PHYLLIS AVENUE, KT3

Approx.Gross Internal Floor Area 1023 Sq. ff/95.02 Sq. m

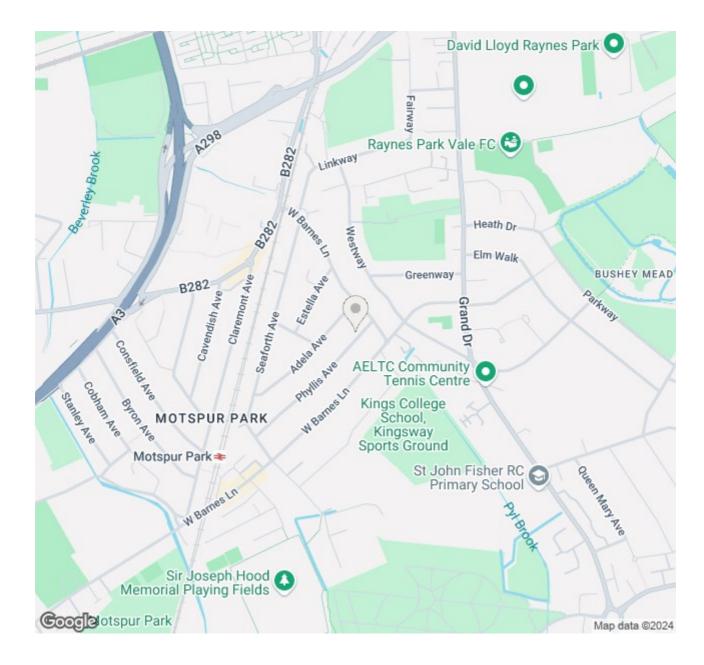


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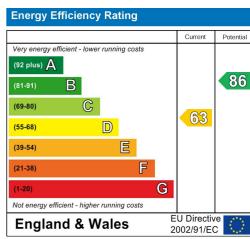
P i X a n g l e 

This floor plan has been prepared for illustration purposes only, in accordance with the latel BCS code of ensuring and is not a 10 sciet

All measurements and areas are approximate and white very effort has been mode to ensure the accuracy of the plant contained when the property property area. Or a contained when the property property area.



- Three Bedroom Two Reception Room Freehold
- 1930's End of Terrace House
- Wider than Average Front Driveway
- Garden with Workshop and Storage
- Canvas to Extend and Finish S.T.P.P
- Close to Motspur Park Station, Shops and Amenities
- Easy access to A3 in and out of London
- No Onward Chain
- Energy Performance Rating TBC
- · Merton Council Tax Band D



For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 944 9595

Although these particulars are believed to be correct,

their accuracy is not guaranteed and they do not form

part of any contract.







