

**Stanley Avenue
Motspur Park, KT3 6EW**

Offers Over £700,000 Freehold



This superb 1,186 sqft THREE BEDROOM 1930's end of terrace with off street parking has a fantastic 20'ft x 16ft extended kitchen/dining/family room with bi folding doors onto a low maintenance rear garden and home office. Located on a popular residential road only 0.4 miles to Motspur Park Station and Shops. There is also a separate front reception room, downstairs w.c/shower room, utility cupboard, three bedrooms and a family bathroom. Potential to further extend into the loft space subject to the usual planning consents.



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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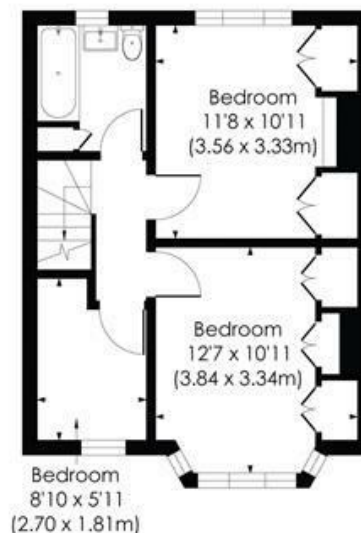
STANLEY AVENUE, KT3

Approx. Gross Internal Floor Area

1186 Sq. ft/110.15 Sq. m
(Including Home Office & Store)

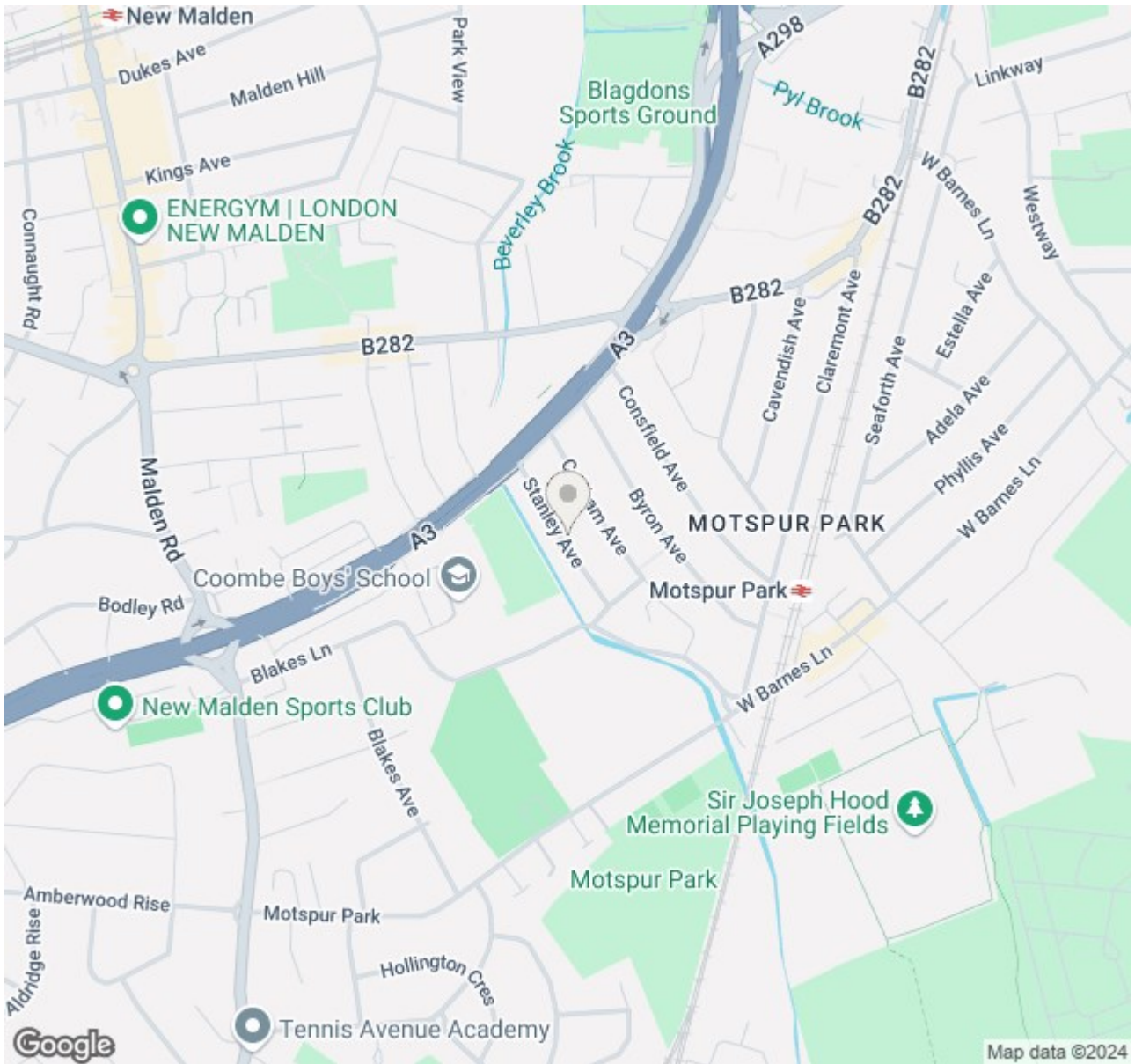


GROUND FLOOR



FIRST FLOOR

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- Three Bedroom - End Of Terrace House - 1186 sqft
- 0.4 Miles to Motspur Park Station and Shops
- Off Street Parking and Side Access
- Superb Extended 20'ft x 16'ft Kitchen/Dining/Family Room
- Downstairs W.C/Shower Room
- Potential to Further Extend S.T.P.P
- Separate Front Reception Room
- Low Maintenance Rear Garden With Modern Home Office
- Council Tax Band - E
- EPC Rating - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	58	
(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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