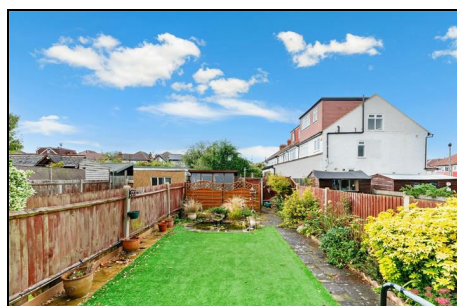
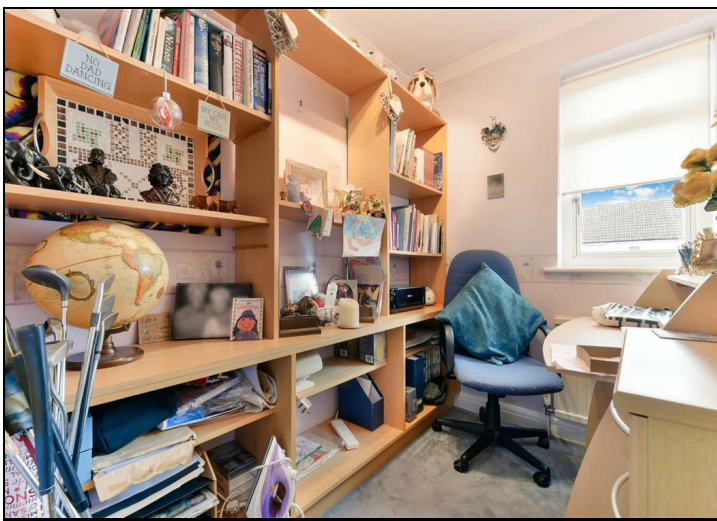
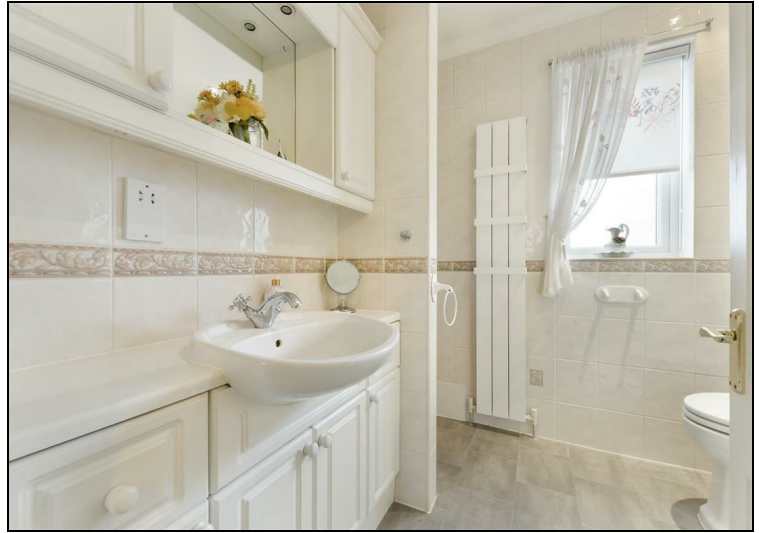


**Tennyson Avenue  
Motspur Park, KT3 6LY**

**£625,000 Freehold**



**This charming THREE BEDROOM 1930's Mid terrace house has a conservatory, off street parking and rear access. Located only 0.5 Miles to Motspur Park Station, The Sir Joseph Hood Memorial Playing Fields and local amenities. There is also a spacious through lounge, well maintained kitchen, shower room and a low maintenance rear garden. Superb potential to extend to the loft and rear s.t.p.p. No Onward Chain.**



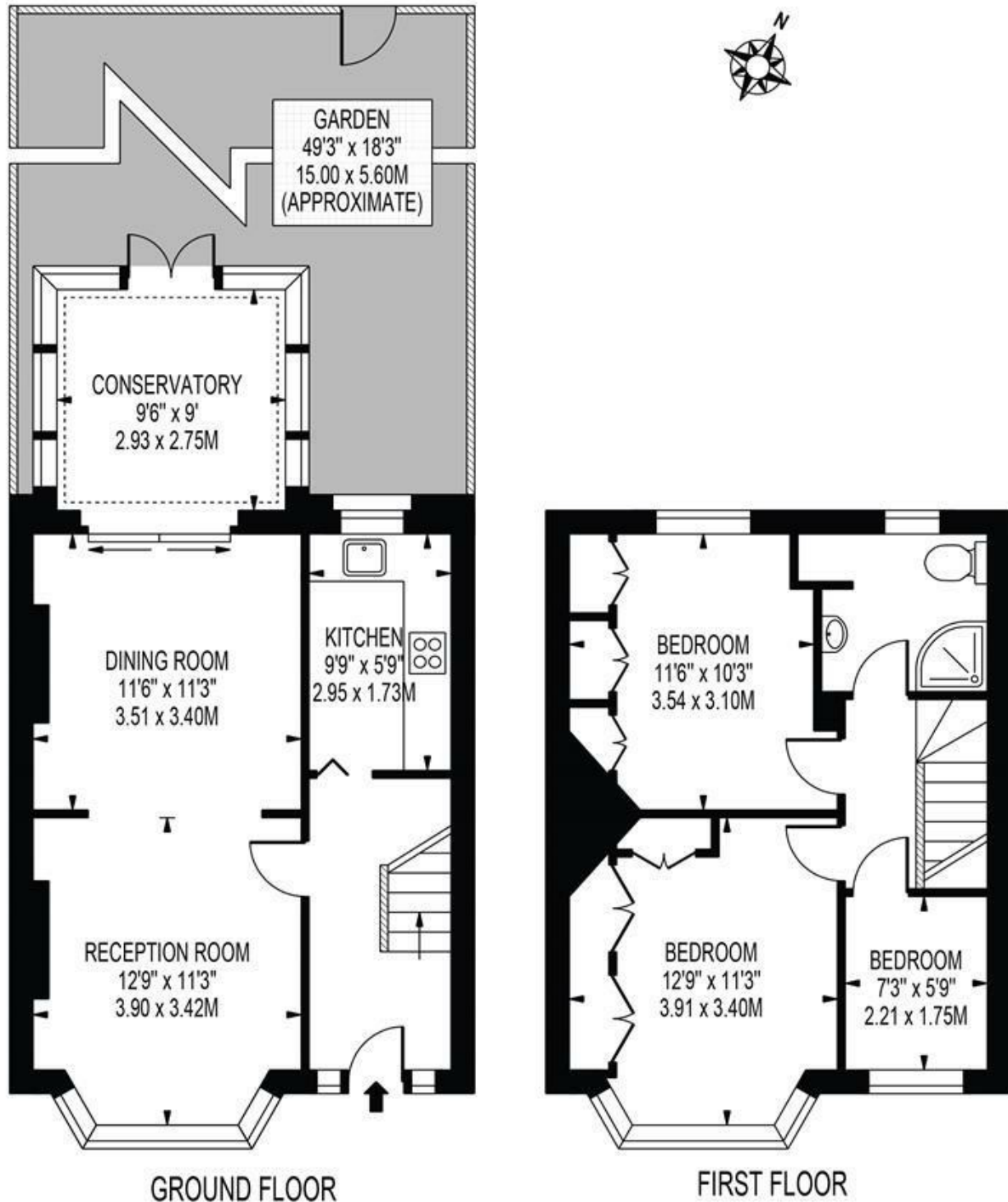
Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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Lettings in Merton**



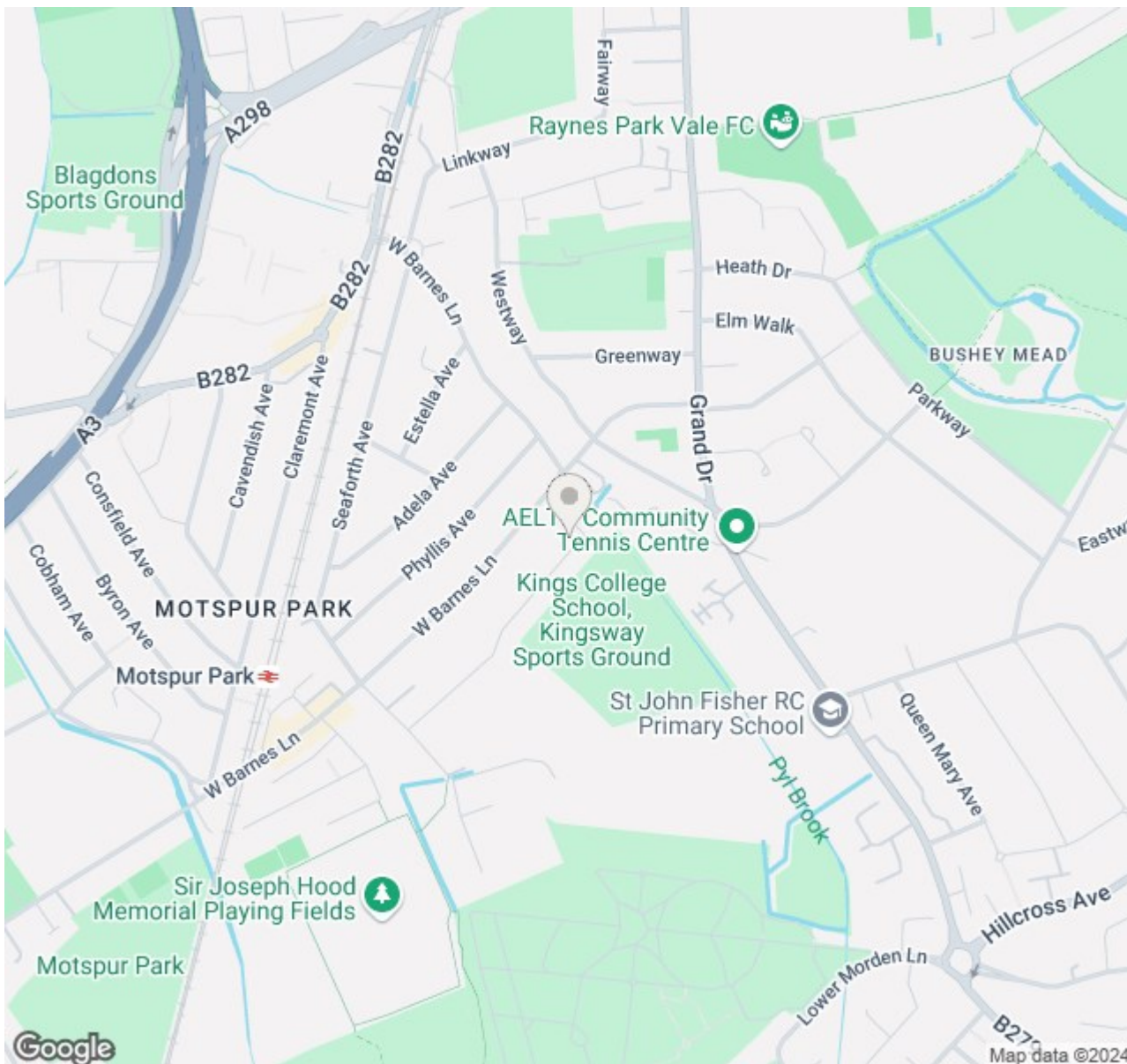
## TENNYSON AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 906 SQ FT - 84.15 SQ M




FOR ILLUSTRATION PURPOSES ONLY

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 - 906 sqft
- 1930's Mid Terrace House
- 0.5 Miles to Motspur Park Station and Shops
- Potential To Extend S.T.P.P
- Off Street Parking
- Low Maintenance Garden with Rear Access
- Through Lounge
- No Onward Chain
- EPC Rating - C
- Council Tax Band - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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