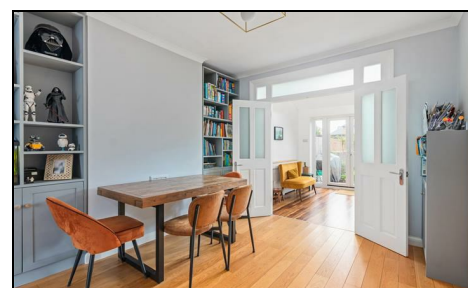


Phyllis Avenue Motspur Park, KT3 6LB

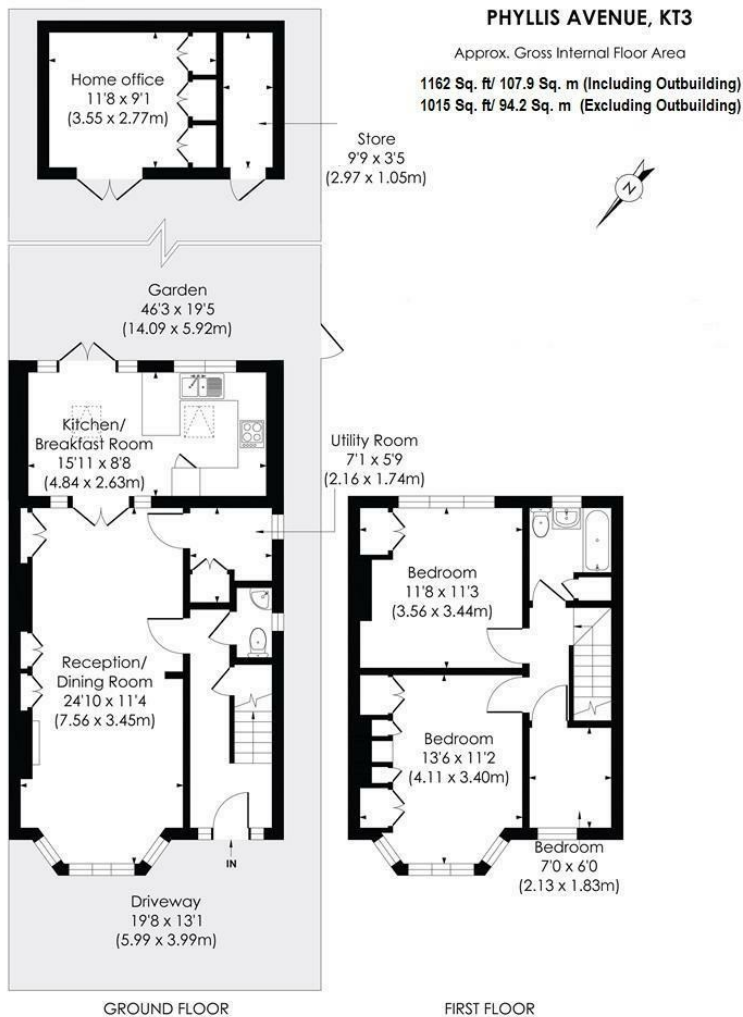
£750,000 Freehold



The ground floor comprises a welcoming entrance hall with useful understairs storage, a downstairs W.C., utility room and a spacious through lounge. To the rear is an impressive extended kitchen/dining room, providing an excellent space for both everyday family living and entertaining, with access to the garden and side passage.

Upstairs are two generous double bedrooms, a further single bedroom and a modern family bathroom. The property also benefits from a fantastic dedicated home office, providing an ideal space for those working from home.

Externally, there is off-street parking to the front, side access and a superb South facing rear garden. The property also offers excellent potential for further extension, subject to the necessary planning permissions and consents, providing an exciting opportunity for a future owner to further enhance and personalise the accommodation.

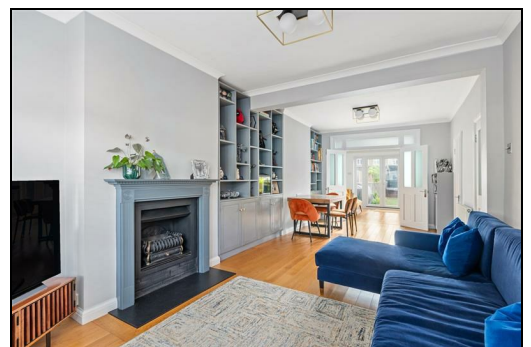


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PROPERTY MARKETING

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.

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- Beautifully presented three-bedroom 1930s end-of-terrace house
- Convenient for Motspur Park Station and local shops
- Close to Sir Joseph Hood Memorial Playing Fields
- South facing garden with superb home office and secure storage
- Off-street parking and side access
- Downstairs W.C and separate utility room
- Potential to extend s.t.p.p
- No Onward Chain
- EPC - D
- Council Tax Band - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	63	78
EU Directive 2002/91/EC		

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