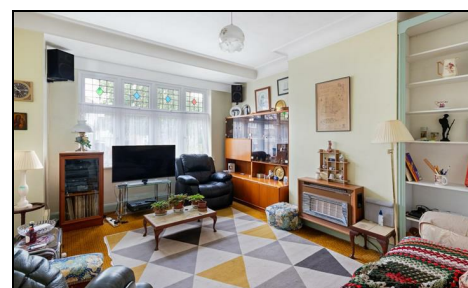


West Barnes Lane Motspur Park, KT3 6LT

£875,000 Freehold



This neutrally decorated and well-maintained three-bedroom 1930's semi-detached house occupies a superb plot with an impressive 106 ft south-facing rear garden, complete with a summer house and offers outstanding potential to extend and create a wonderful long-term family home (subject to the necessary planning permissions).

Ideally located just 0.3 miles from Motspur Park Station, local shops and the open green spaces of the Sir Joseph Hood Memorial Playing Fields, the property combines generous outdoor space with excellent convenience.

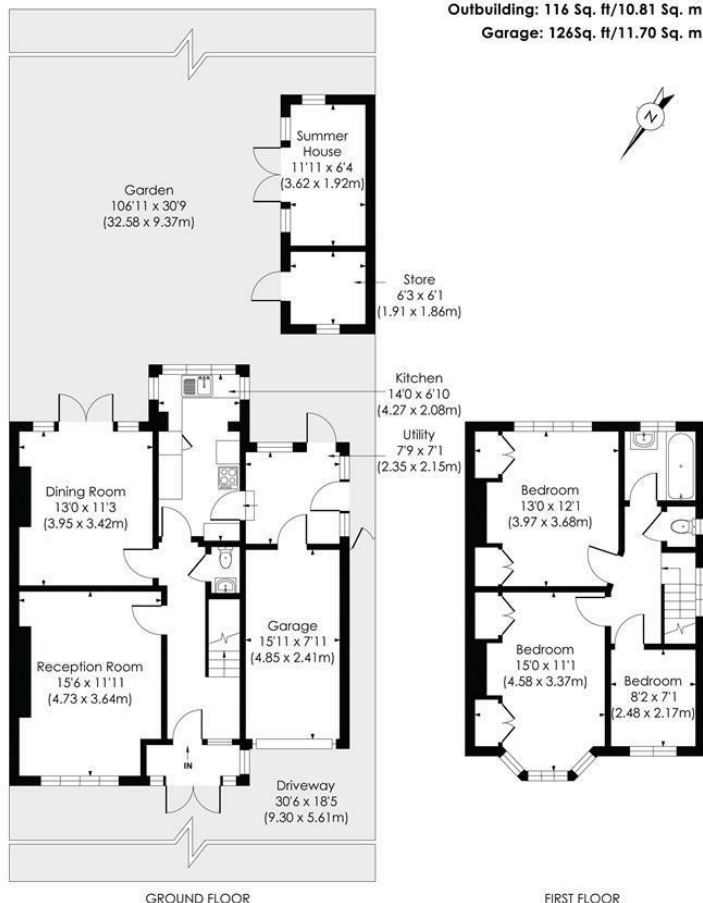
WEST BARNES LANE, KT3

Approx. Gross Internal Floor Area

1384 Sq. ft/128.59 Sq. m (Including Garage and Outbuilding)

Outbuilding: 116 Sq. ft/10.81 Sq. m

Garage: 126Sq. ft/11.70 Sq. m

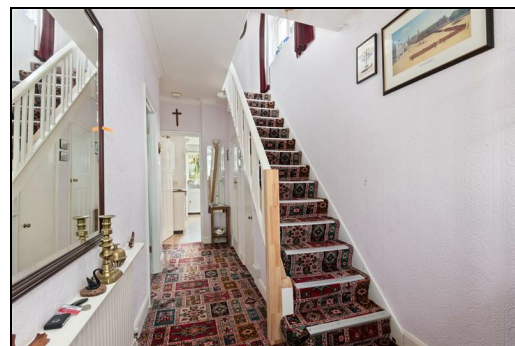


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PROPERTY MARKETING

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.

- Three-bedroom 1930s semi-detached house
- Superb 106 ft south-facing rear garden with summer house
- Exceptional potential to extend to the loft, rear and side (STPP)
- Recently updated electrics and heating system
- Separate kitchen, downstairs W.C and lean-to utility room
- 0.3 miles to Motspur Park Station and local shops
- Off Street Parking and Garage
- No Onward Chain
- EPC - E
- Council Tax Band - E



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(49-54) E	77
(41-48) F	49
(31-40) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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