

Phyllis Avenue New Malden, KT3 6JY

£3,600 PCM



A BEAUTIFUL family home presented to an EXTREMELY high standard throughout. This WONDERFUL home consists of four bedrooms, two bathrooms and separate downstairs WC. The home benefits from a bright, spacious open plan living / kitchen leading out to a LOVELY low maintenance garden, the garden room would work perfectly as a home office, or extra family room. The property can be furnished or unfurnished and includes off street parking.

The house is located 1.2 miles from Raynes Park Train Station and 0.5 miles from Motspur Park with plenty of local schools within walking distance.

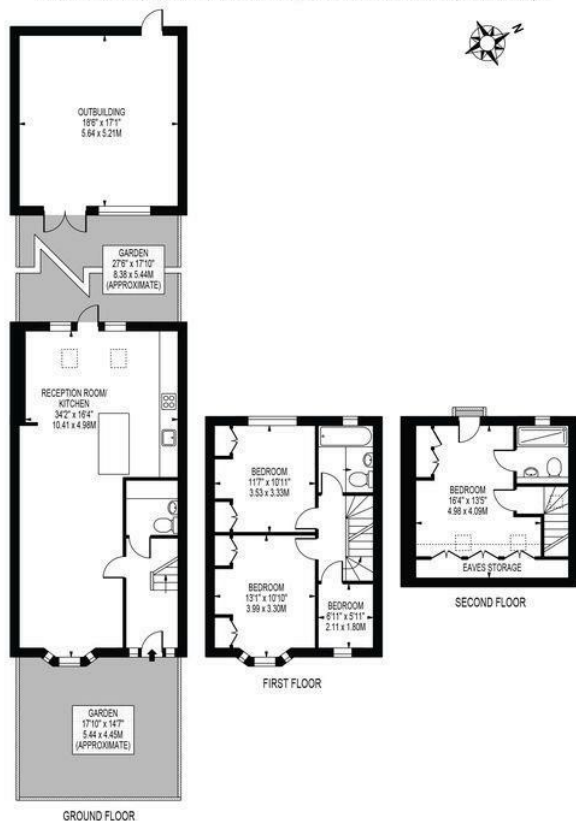
Council tax band E, EPC C

PHYLLIS AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1262 SQ FT - 117.20 SQ M
(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 54 SQ FT - 5.05 SQ M

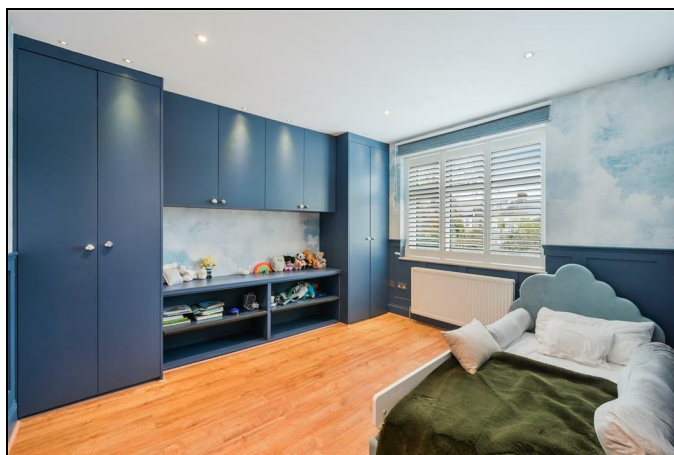
APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 316 SQ FT - 29.38 SQ M



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.

- Modern family home
- High specification throughout
- Beautiful low maintenance garden
- Large Garden room with pizza oven
- Master bedroom with en - suite
- Holding deposit = One weeks rent
- One months rent in advance
- Five week security deposit
- Council Tax band - E
- EPC - C



Energy Efficiency Rating

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