

Phyllis Avenue Motspur Park, KT3 6LA

£3,500 PCM



A BEAUTIFUL FOUR BEDROOM, TWO BATHROOM end of terrace house with FANTASTIC OPEN PLAN KITCHEN/FAMILY ROOM with large bifolding doors to a well kept, low maintenance garden. The property benefits from wood flooring, plantation shutters to the front of the property, and an additional toilet to the ground floor. To the first floor are two double bedrooms, an additional room idea as a study, and family bathroom. The principle bedroom is located on the second floor with a ensuite shower room and fitted wardrobes.

The garden features both decking and astroturf, and benefits from a shed and side access.

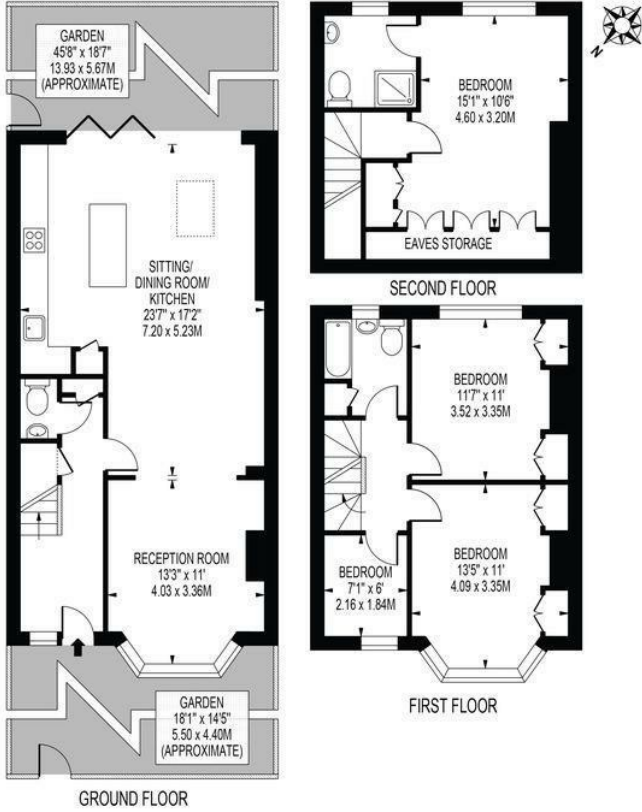
The house is located 0.4 miles from Motspur Park train station and local amenities, with plenty of local schools within walking distance. Free street parking available.

Council tax band D, EPC TBC.

PHYLLIS AVENUE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1311 SQ FT - 121.76 SQ M
(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 30 SQ FT - 2.80 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.



- Beautiful four bedroom house
- Two bathrooms plus ground floor WC
- Wood flooring to the ground floor
- Pets considered
- Low maintenance garden
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC TBC
- Council tax band D

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	



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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