

## Claremont Avenue Motspur Park, KT3 6QW

**£650,000 Freehold**



**This spacious and attractive 1520 sqft THREE BEDROOM Semi Detached house has a useful loft/craft room, off street parking and a wider than average rear garden. In need of modernisation and offering excellent potential to extend (s.t.p.p.). Only 0.1 Mile to Motspur Park Station and Shops. No Onward Chain.**



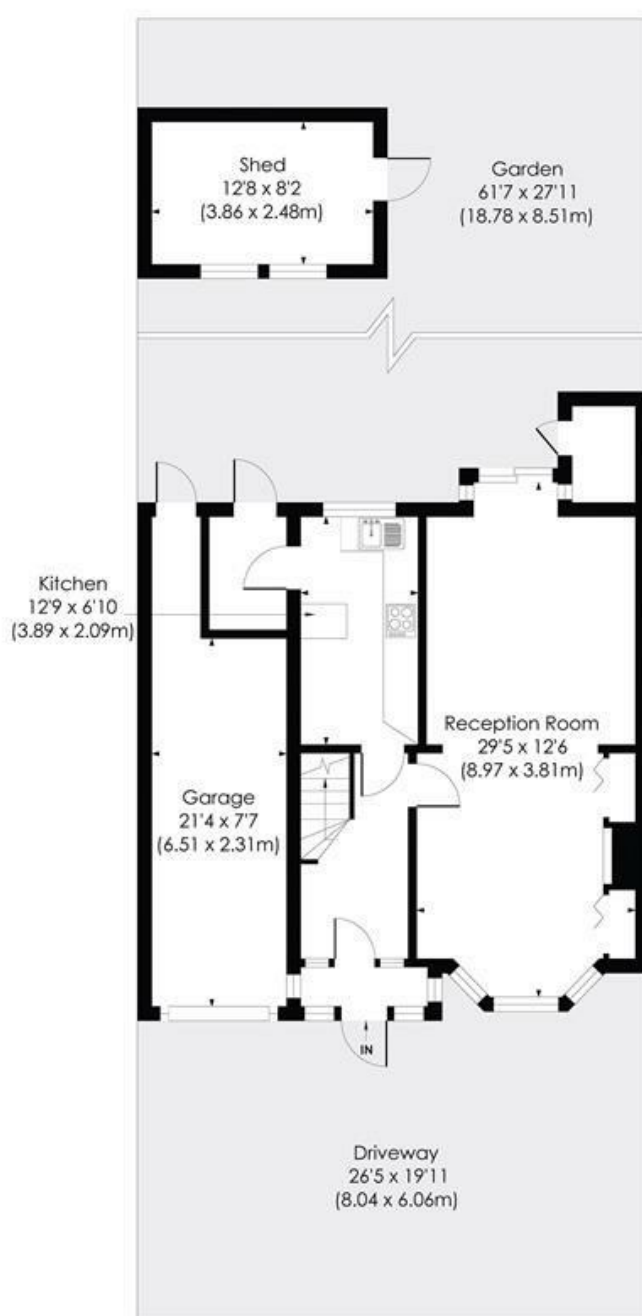


## CLAREMONT AVENUE, KT3

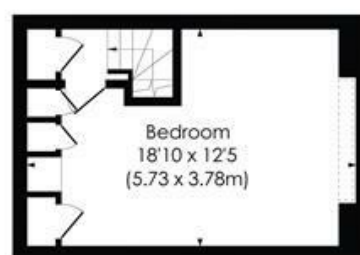
Approx. Gross Internal Floor Area

**1520 Sq. ft/141.17 Sq. m**

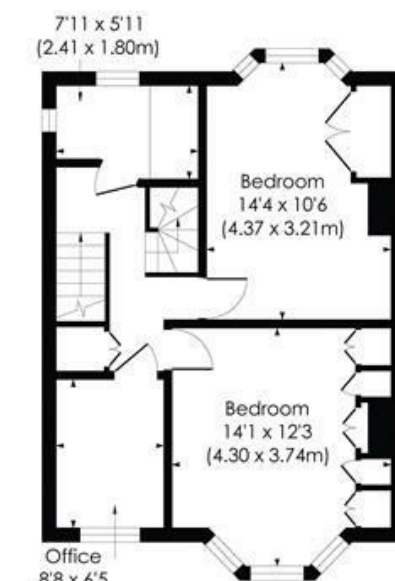
**Including Garage**



GROUND FLOOR

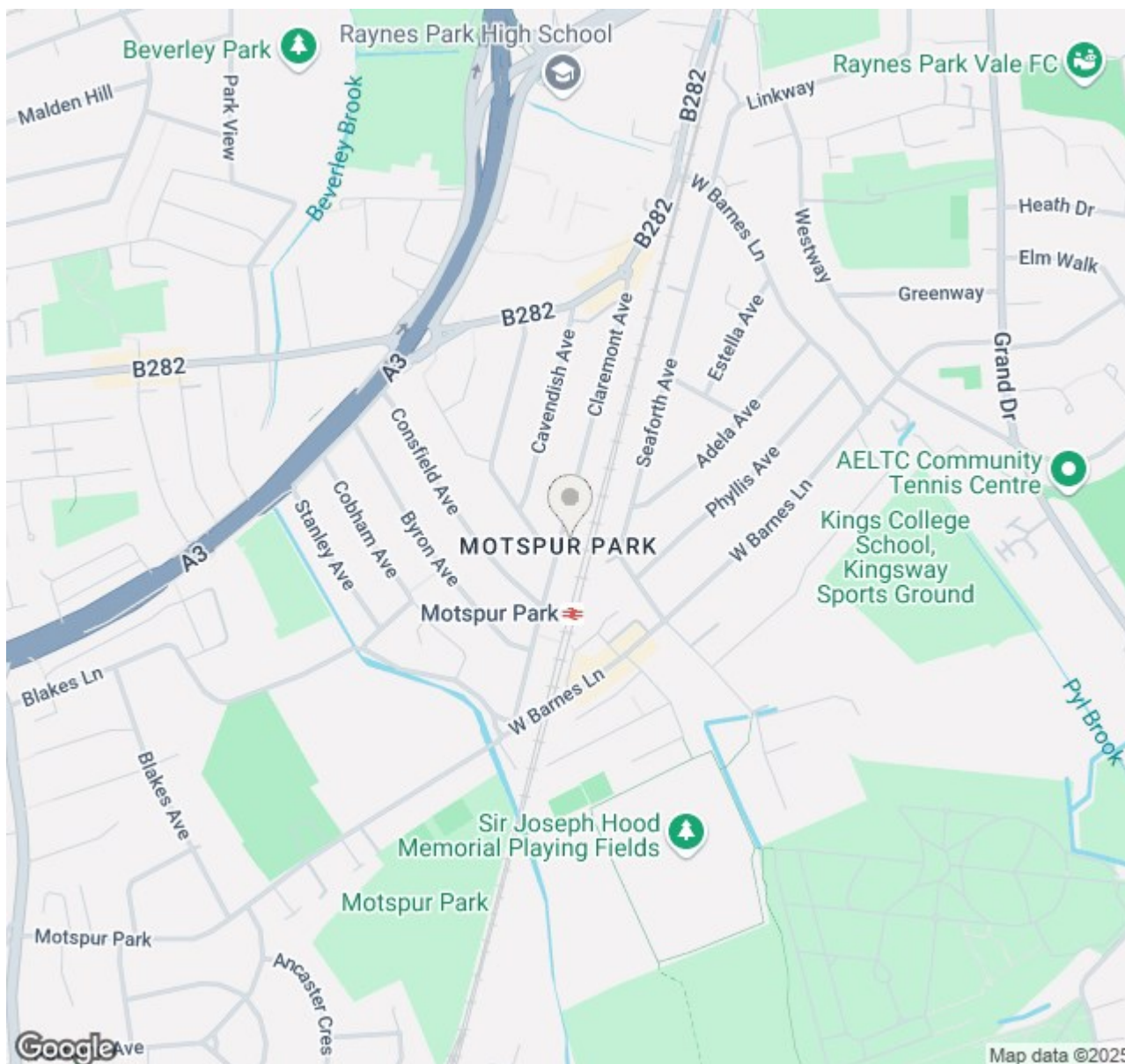


SECOND FLOOR




FIRST FLOOR





- Three Bedroom Plus Loft Room - 1520 sqft
- 1930's Semi Detached House
- Wider than average Rear Garden with Side Access
- In Need Of Modernisation
- Excellent potential to Extend S.T.P.P
- 0.1 Mile to Motspur Park Station
- Off Street Parking and Garage
- No Onward Chain
- EPC - TBC
- Council Tax Band - E

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>55</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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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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