

## Adela Avenue Motspur Park, KT3 6LG

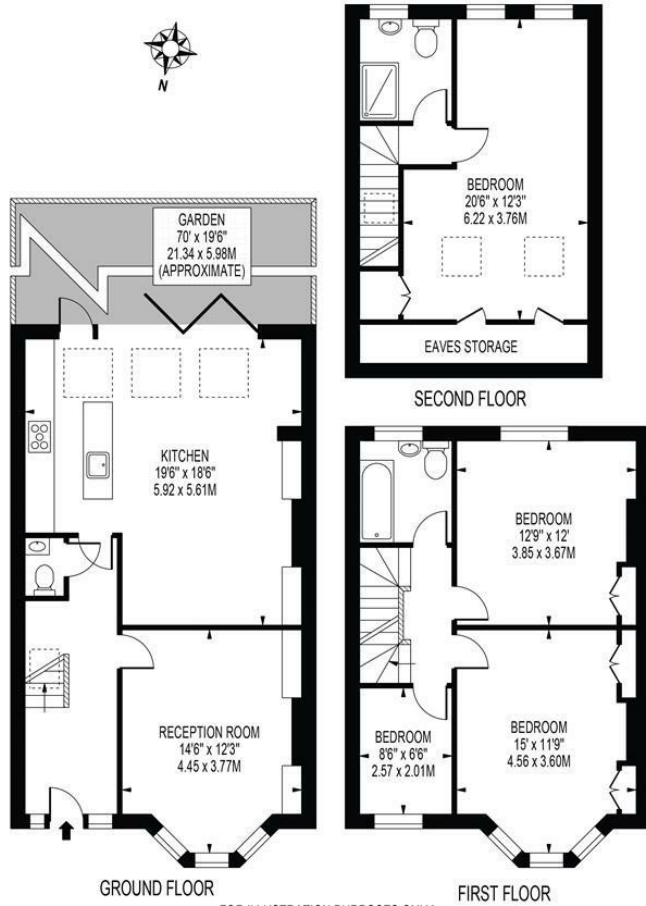
£899,950 Freehold



**This fantastic (1462 sqft - 135.84 sqm) FOUR BEDROOM, TWO BATHROOM Edwardian terrace house (circa 1910) has a gorgeous 5.92m x 5.61m open plan/kitchen/dining room with Quartz worktops and bi folding doors and a superb 70'ft South Facing garden. Located in one of Motspur Parks most desirable Roads only 0.3 Miles to Motspur Park Station (Waterloo), Shops and The Sir Joseph Hood Memorial Playing Fields. There is also a spacious entrance hall with storage, downstairs w.c, separate front reception room, modern bathroom and a spacious principle bedroom and shower room.**

## ADELA AVENUE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1462 SQ FT - 135.84 SQ M  
(INCLUDING EAVES STORAGE)  
APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: 40 SQ FT - 3.76 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.

- Four Bedroom - Two Bathroom - 1462 sqft - 135.84 sqm
- Attractive Edwardian Terrace House Circa 1910
- Stunning 5.92m x 5.61m Kitchen/Dining/Family Room
- Superb 70'ft South Facing Rear Garden
- 0.3 Miles to Motspur Park Station (Waterloo)
- Spacious Principle Bedroom with Storage
- Downstairs W.C - Separate Front Reception Room
- High Sought After Residential Road
- EPC Rating - C
- Council Tax Band - D



Energy Efficiency Rating		Current	Possible
<small>Very energy efficient - lower running costs</small>			
A	(91-100)		85
B	(81-90)	74	
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

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