

**Phyllis Avenue
Motspur Park, KT3 6JY**

£800,000 Freehold



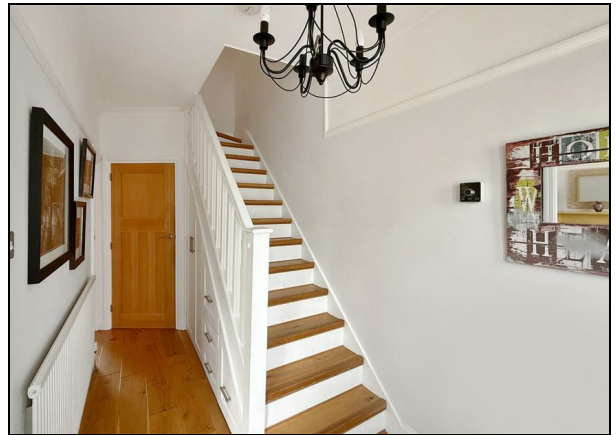
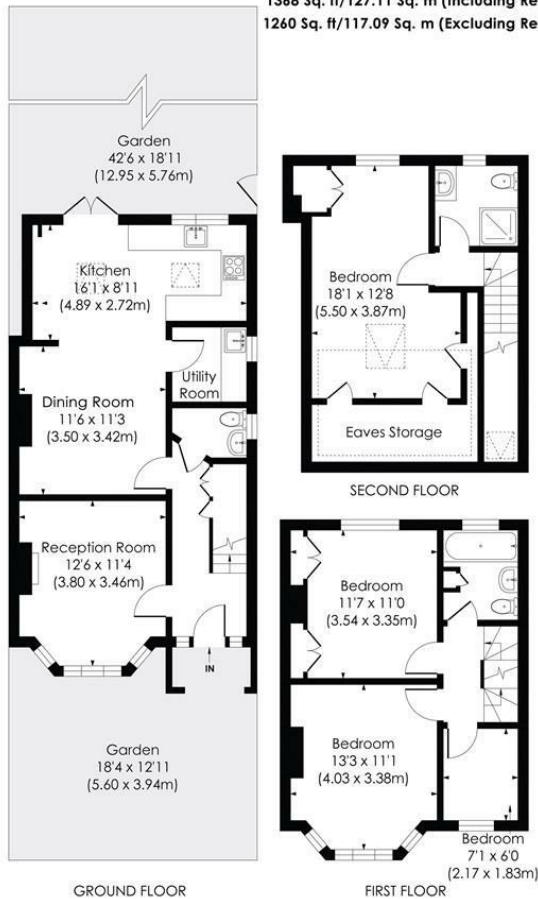
This exceptional four-bedroom, two-bathroom 1930s end-of-terrace house with off street parking has been thoughtfully extended and beautifully presented throughout, in a highly sought-after location close to Motspur Park Station and local amenities. The ground floor features an elegant front reception room with a charming ornate fireplace, a welcoming entrance hall with useful understairs storage and a convenient downstairs WC. To the rear, a stunning open-plan kitchen/dining room with quartz worktops, high-quality fittings and ample space for entertaining. A separate utility room provides additional practicality, while bifolding doors seamlessly connect the living space to the attractive rear garden. On the first floor are two spacious double bedrooms, a well-proportioned single bedroom, and a contemporary family bathroom finished to a high standard with underfloor heating. The impressive loft conversion has created a superb master bedroom, offering generous accommodation together with a stylish underfloor heated en-suite shower room. Offered to the market with no onward chain.

PHYLIS AVENUE, KT3

Approx. Gross Internal Floor Area

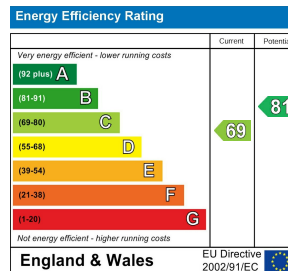
1368 Sq. ft/127.11 Sq. m (Including Reduced Height)

1260 Sq. ft/117.09 Sq. m (Excluding Reduced Height)



pixangle 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.

- Four Bedroom, Two Bathroom, Off Street Parking
- Fully Extended 1930's End Of Terrace House
- Close To Motspur Park Station And Shops
- Beautifully Presented Throughout
- Utility Room & Ground Floor WC
- Spacious Master Bedroom With En Suite
- Desirable Residential Road
- No Onward Chain
- Council tax band - D
- EPC - C



For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 944 9595



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

