

## TENNYSON AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1159 SQ FT- 107.70 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.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

Tennyson Avenue, Motspur Park, KT3 6NA

£650,000 Freehold



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Sale

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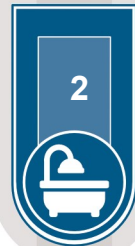
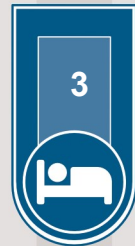
• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



## THE LOCATION

Transport links are close at hand offering local bus routes and both Motspur Park Raynes Park mainline station which are very easily reachable has fast and frequent train services into London Waterloo, whilst the A3 provides access to major motorways. The area has numerous gyms, including David Lloyd and other sporting facilities such as "Goals" for football and a golf driving range.

Local shops, including Waitrose, restaurants, Tesco and the Travelodge hotel are all within easy reach.



## THE PROPERTY

The open plan ground floor provides a spacious through reception room with fitted kitchen. On the first floor are two double bedrooms, a single bedroom/study and the family bathroom. The top floor has a great size double bedroom and en-suite bathroom. Outside, the property benefits from a good size 60ft approx rear garden, and front garden. N.B. Photos from 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	74	
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.