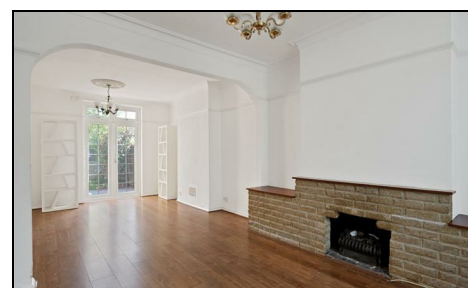


## Seaforth Avenue Motspur Park, KT3 6JW

**£800,000 Freehold**



This spacious and neutrally decorated 1,777 sqft FOUR/FIVE BEDROOM, THREE BATHROOM 1930s end of terrace house has off street parking and a South facing garden. Conveniently located for Motspur Park train station (Zone 4) and the Sir Joseph Hood Memorial Playing Fields. On the ground floor there is a large through lounge, downstairs study/bedroom with shower room and a fantastic sized extended kitchen dining room. On the first floor are three nice sized double bedrooms and a family bathroom. The loft has also been converted creating a spacious principal bedroom with a modern en suite shower room. No Onward Chain.

Motspur Park is a popular residential area that has a lovely community feel. Offering a quieter alternative to Raynes Park, New Malden and Wimbledon with many buyers venturing to the area to benefit from the additional space for the price point.

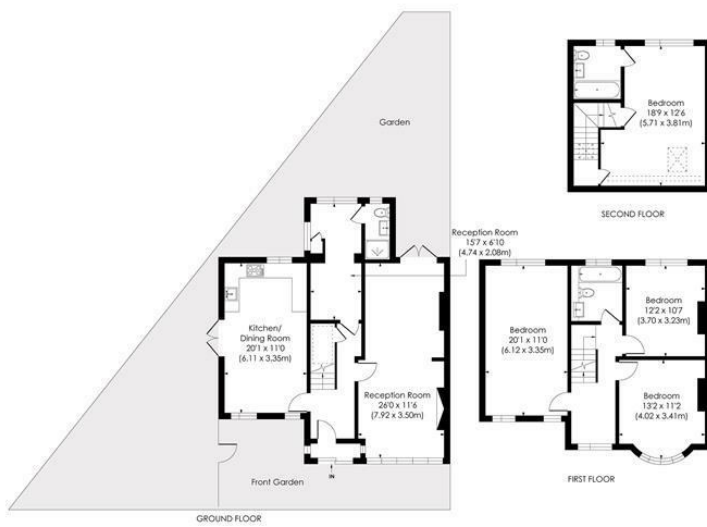
There is a small High Street, open green space and a mainline station with frequent trains to Raynes Park, Wimbledon and Waterloo. There is also multiple bus routes and easy access to the A3 for routes in and out of London.



## SEAFORTH AVENUE, KT3

Approx. Gross Internal Floor Area

1777 Sq. ft/165.10 Sq. m



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

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/ Five Bedroom - Three Bathroom
- End Of Terrace 1930s House with Side and Loft Extension
- Close to Motspur Park Station and High Street
- Vacant with No Onward Chain
- South Facing Garden with Side Access
- Off Street Parking to the Front
- Neutrally Decorated Throughout
- Close to Motspur Park Station
- EPC - C
- Council Tax Band - D

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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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