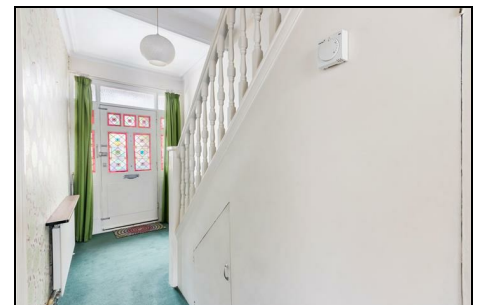
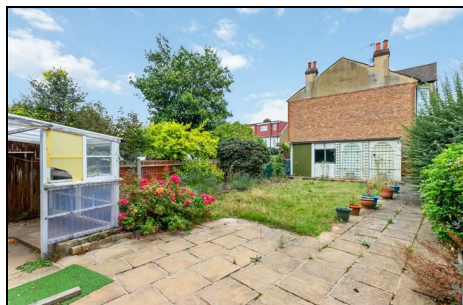


## Seaforth Avenue Motspur Park, KT3 6JS

£700,000 Freehold



**This larger than average 1283 sqft THREE BEDROOM, Victorian End of Terrace house has exceptional potential to extend and refurbish subject to the usual planning consents. Located within easy access to both Motspur Park Station and Raynes Park. There is also two spacious reception rooms, a separate kitchen, a family bathroom and detached garage with side access. No Onward Chain.**



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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of successful Sales and  
Lettings in Merton**

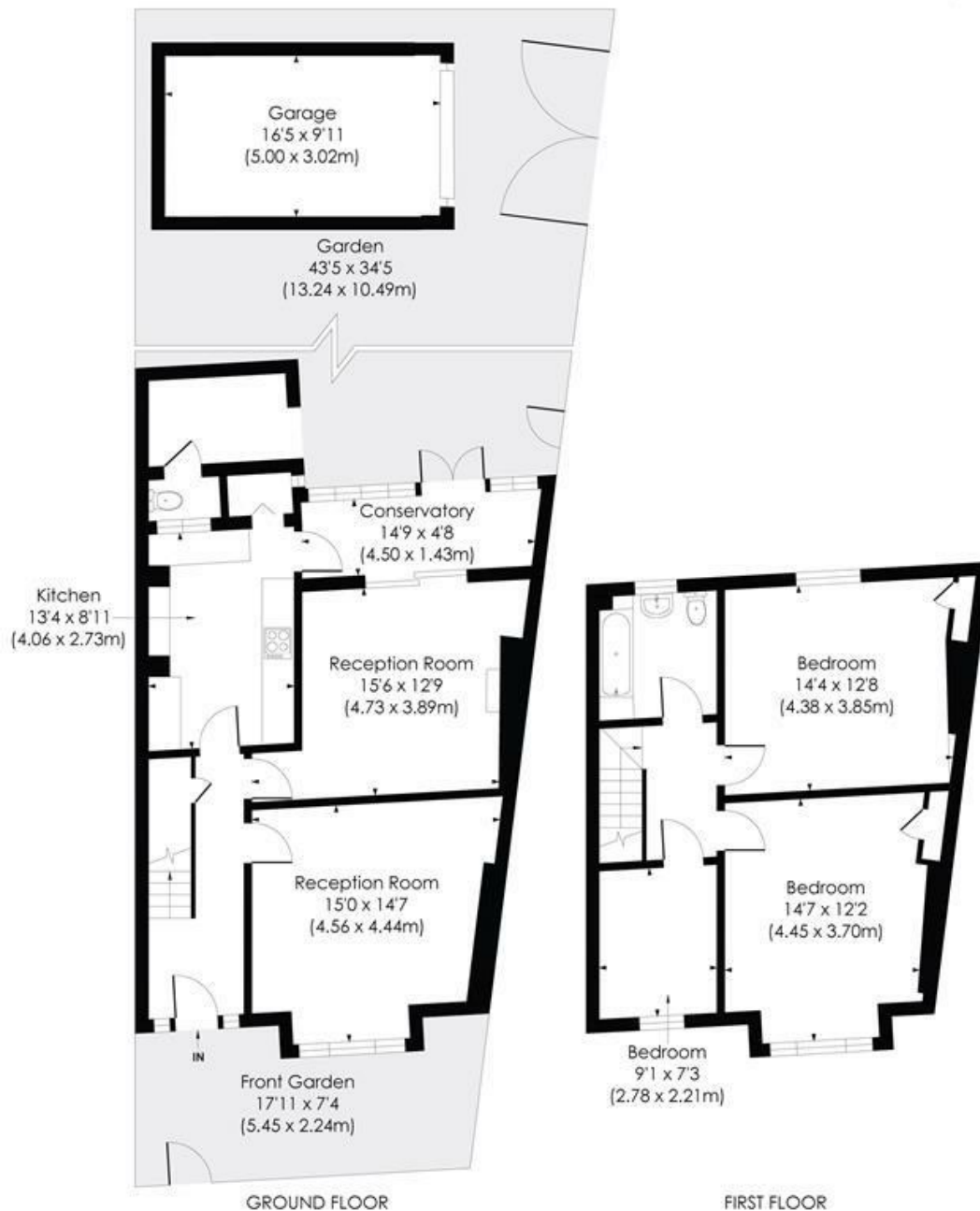


## SEAFORTH AVENUE, KT3

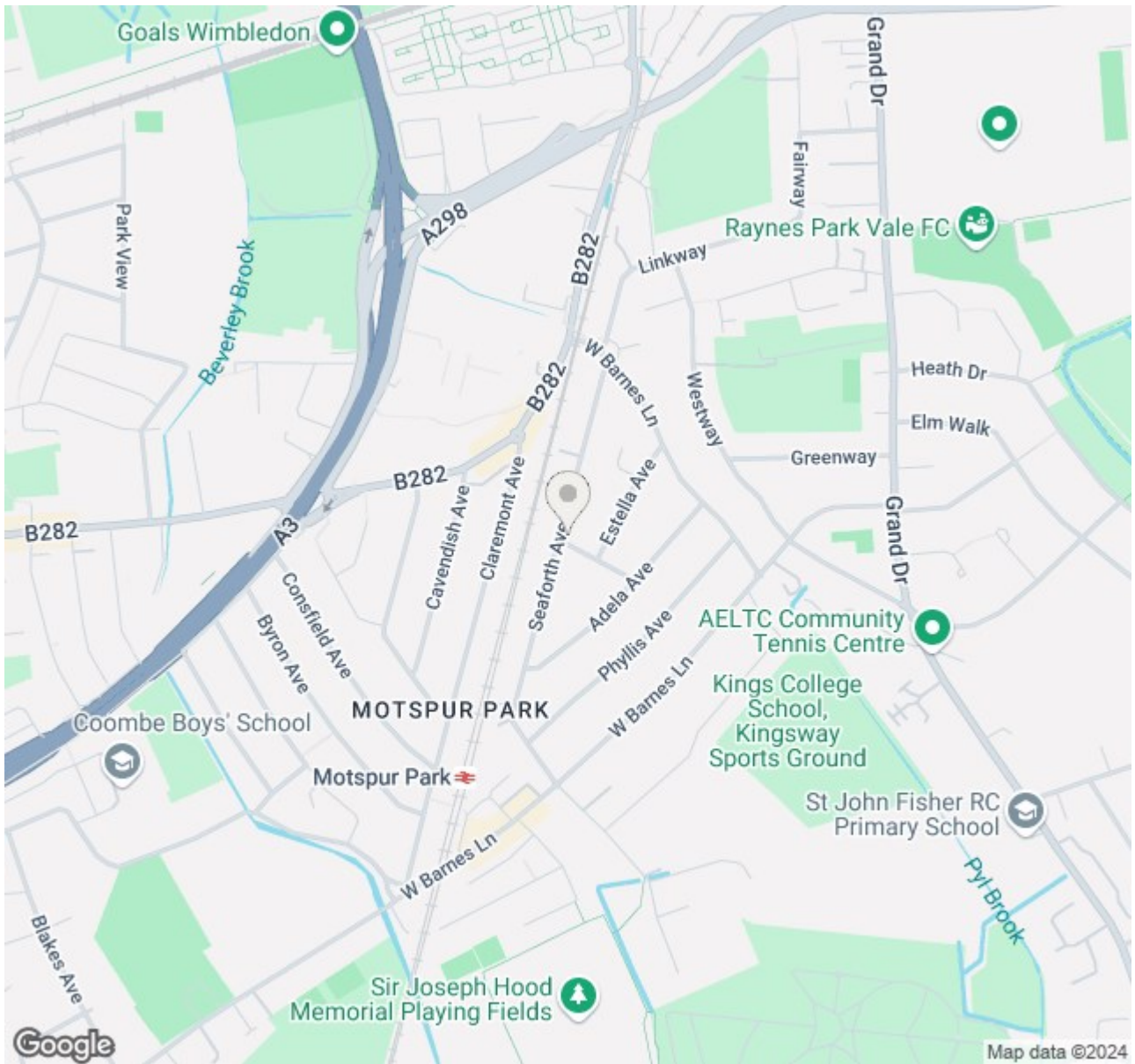
Approx. Gross Internal Floor Area

**1283 Sq. ft/119.24 Sq. m**


(Excluding Garage)



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- Larger Than Average - Three Bedroom - 1283 sqft
- Attractive Victorian End Of Terrace House
- Large Garden with Garage and Side Access
- Potential to Extend to Loft and the Rear S.T.P.P
- Close to Motspur Park Station and Amenities
- No Onward Chain
- Requires Modernisation
- Easy Access to Raynes Park High street and Station
- EPC Rating - TBC
- Council Tax Band - E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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