



35 Seymour Avenue
Morden, SM4 4RF
Guide price £575,000



3



1



1

35 Seymour Avenue

Morden, SM4 4RF

*** NO ONWARD CHAIN *** Welcome to this charming three-bedroom mid-terraced house located on the desirable Seymour Avenue in Morden.

As you enter, you are greeted by a spacious and inviting open-plan living room with bi-folding doors leading through to the garden. The layout allows for a seamless flow between the living and dining areas, creating a warm and welcoming atmosphere.

The property boasts a modern bathroom, ensuring that your daily routines are both comfortable and efficient. One of the standout features of this home is the detached double garage, offering secure parking for up to two vehicles.

The south-facing rear garden is a delightful outdoor space, ideal for enjoying sunny days and hosting gatherings with friends and family. Its generous size allows for various landscaping possibilities, whether you envision a tranquil retreat or a vibrant garden for children to play in.

Situated in a great location, this property is conveniently close to local amenities, schools, and transport links, making it easy to access everything you need. With the added benefit of being end of chain, this home is ready for you to move in without delay.

In summary, this three-bedroom terraced house on Seymour Avenue is a fantastic opportunity for those seeking a comfortable and well-located family home. Don't miss your chance to make it yours.

Accommodation

Covered entrance

Obscure UPVC double glazed front door.

Living Room / Dining Room

Tiled floor, UPVC double glazed windows, plantation shutters, wall mounted radiators with





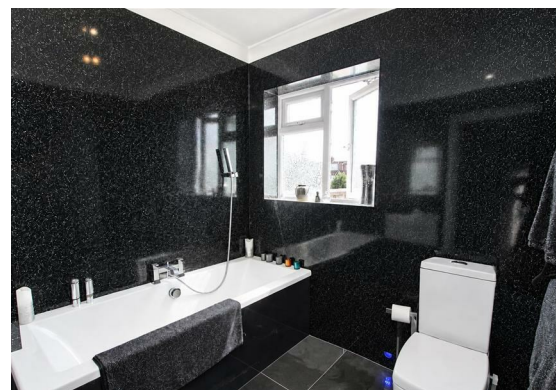
covers, bifold doors.

Kitchen

Range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with ceramic sink, space for gas oven with extractor fan above, space for washing machine, space for dishwasher, space for fridge freezer, UPVC double glazed window, UPVC door leading to garden.

Bedroom One

Fitted carpet, built in wardrobes, wall mounted radiator with cover, UPVC double glazed windows, plantation shutters.



Bedroom Two

Fitted carpet, built in wardrobes, wall mounted radiator with cover, UPVC double glazed windows.

Bedroom Three

Fitted carpet, wall mounted radiator with cover, UPVC double glazed windows, plantation shutters.

Bathroom

Three piece bathroom suite consisting of bathtub with chrome mixer tap and handheld shower, low level push button WC, wall mounted sink with chrome mixer tap and storage below. UPVC frosted double glazed window.

Outside

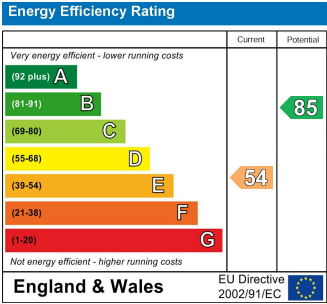
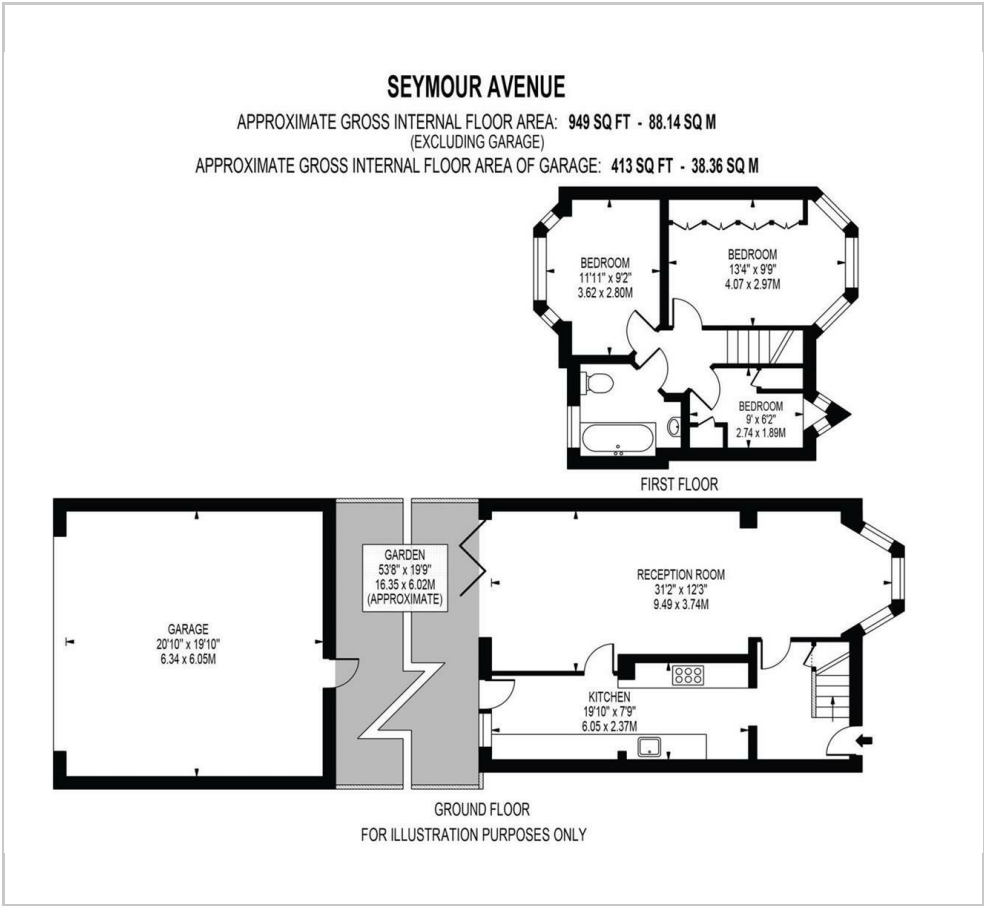
Decked garden with flower beds either side and a storage shed Access to a detached double garage with power.



BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

Floor Plan



Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

Additional information

- The property has a partly boarded loft with loft ladder.
- The property is vacant and there is no onward chain.
- Probate is granted.
- The garden is south facing.

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the