

FOR SALE



Seaforth Avenue, Motspur Park KT3

Guide Price £600,000 Freehold

 **3**

 **1**


samuel estates
YOUR PROPERTY • OUR BUSINESS

Property Description

Offering this charming three-bedroom semi-detached house, ideally situated on the quiet and sought-after residential Seaforth Avenue in Motspur Park. This beautifully maintained home offers spacious living throughout, perfect for growing families or those looking for a comfortable and well-connected residence.

The ground floor welcomes you with an airy entrance hall that leads into a generous living room, a separate dining room ideal for entertaining and a sleek, modern kitchen with stylish fittings and ample storage.

Upstairs, the property features two spacious double bedrooms, a well-proportioned single bedroom, and a contemporary family bathroom.

Additional benefits include double-glazed windows throughout, a low-maintenance private garden perfect for relaxing and a private driveway offering off-street parking.

Conveniently located just a short stroll from Motspur Park Station, with excellent transport links into Central London. The property is also close to a range of local amenities, including a large Tesco superstore, with Raynes Park less than a mile away offering further shopping and dining options.

This lovely home blends style, comfort, and convenience early viewing is highly recommended. OFFERED CHAIN FREE.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		88
81-91 B		
69-80 C		
55-68 D	59	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







Ground Floor



Floor 1

Approximate total area⁽¹⁾

774.79 ft²

71.98 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Material Information

Tenure – Freehold

Council Tax Band – D

Local Authority – Merton Council



Property Type

House (Semi Detached)



Construction Type

Brick



Parking

Driveway



External Wall Survey

N/A



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Central Gas Heating



Broadband

Standard/ Superfast/
Ultrafast



Mobile Signal

Good Coverage



Flood Risk

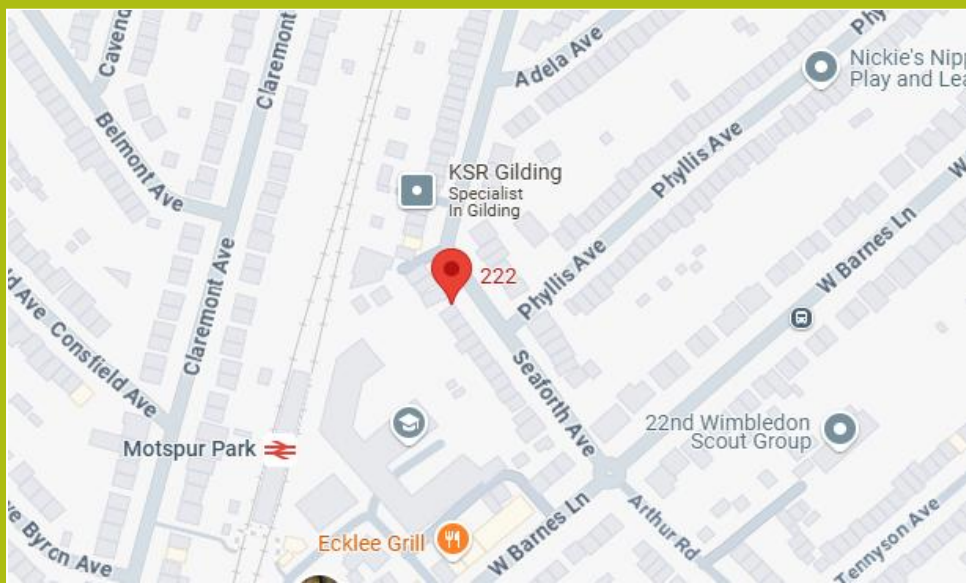
Has the property been flooded in the past five years: NO

Risk Level: Very Low



**Proposed Development
in Immediate Locality?**

None



Balham

45 Bedford Hill,
London, SW12 9EY

☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT

☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX

☎ 0208 679 9889



samuelestates.com