

TO LET



Springfield Avenue, Morden, SW20

£2,900.00 PCM

4

1

**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

## Property Description

A beautifully presented and spacious four bedroom semi-detached house located on the quiet and popular Springfield Avenue, South Merton, SW20. The ground floor comprises of a living room, a separate dining room, a modern fully integrated kitchen and a great sized rear extension which is perfect for entertaining guests. The first floor has two large double bedrooms, two single bedrooms, and a modern three piece family bathroom with shower over bath. Added benefits include a large, low maintenance garden with side access, double glazed windows throughout and gas central heating.

The property is located around the corner from South Merton Station (Thameslink) and a short walk to Morden Underground Station (Northern) providing you with excellent transport links across London and to the City. Plenty of superb shops, restaurants and pubs are all within a short walk of the property. Many of excellent rated primary and secondary schools are within the catchment area making it perfect for families.

## 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.



## Material Information

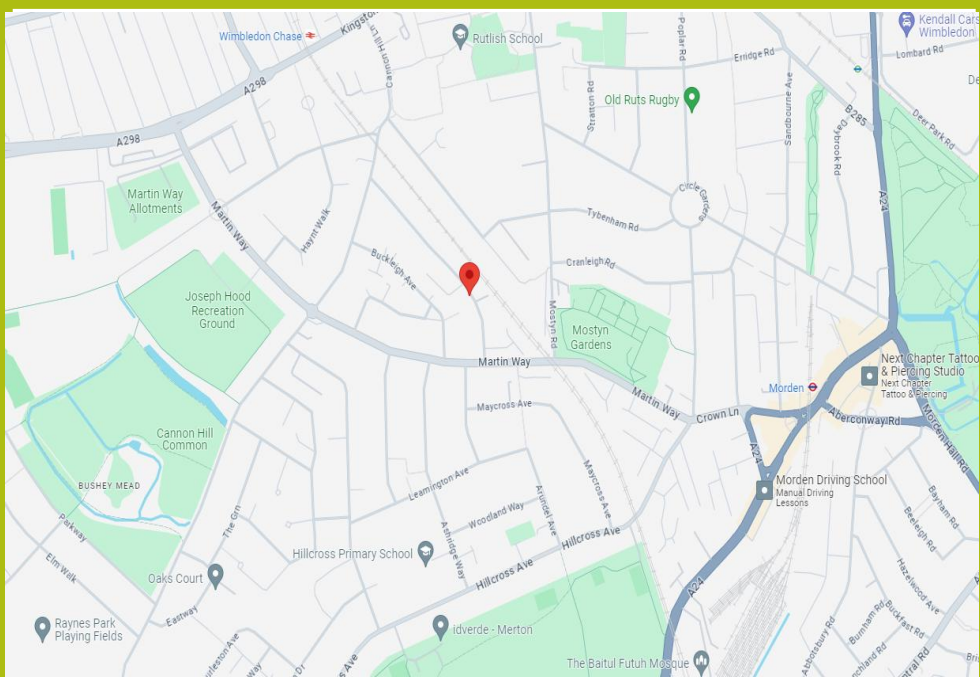
**Date Available – 18/10/2025**

**Holding deposit amount – £669.23**

**Security Deposit amount (Five weeks rent) – £3,346.15**

**Council Tax Band – E**

**Local Authority – Merton Council**



**Property Type**

House (Semi Detached)



**Construction Type**

Brick



**Parking**

Drive



**Listed Building Status**

None



**Water Supply**

Thames Water



**Electricity Supply**

Mains



**Heating**

Gas / Mains



**Broadband**

Cable



**Mobile Signal**

Limited



**Flood Risk**

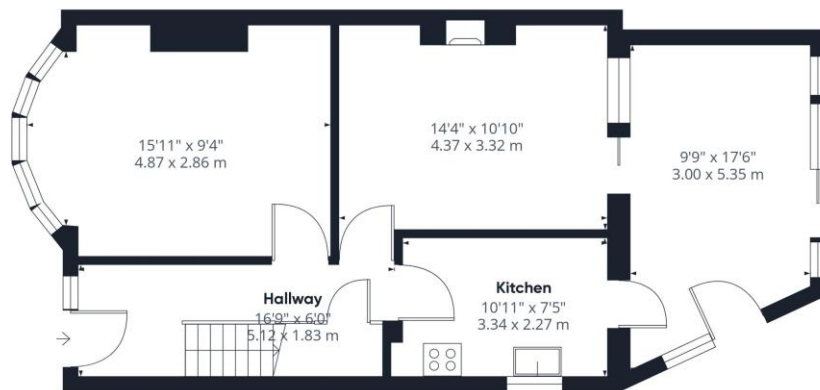
*Has the property been flooded in the past five years: NO*

**Level of Risk: Low Risk**

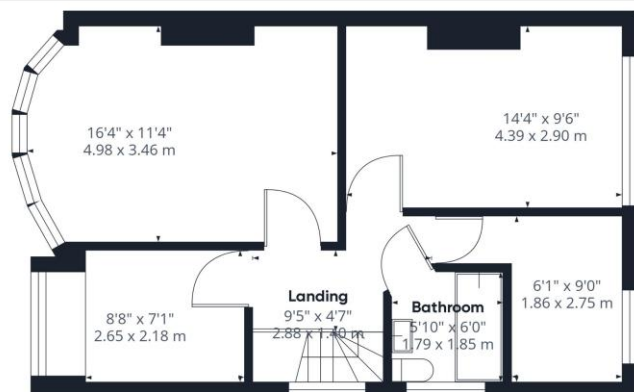


**Proposed Development in Immediate Locality?**

None



Ground Floor



Floor 1

samuel estates  
YOUR PROPERTY • OUR BUSINESS

Approximate total area<sup>8</sup>  
1204.27 ft<sup>2</sup>  
111.88 m<sup>2</sup>

(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.

GIRAFFE 360



### 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  
☎ 020 8679 9889



samuelestates.com