



**Seymour Avenue, Morden SM4 4RF**



**welcome to**  
**Seymour Avenue, Morden**

Located on the ever popular Seymour Avenue in Morden, This attractive three bedroom home offers spacious living, modern comforts, and excellent convenience. Thoughtfully designed and well maintained throughout.

Inside, the property features a bright and welcoming living room, a well proportioned kitchen with extra space for Utilities. A through lounge consists of bright Reception room leading to space for dining table which opens up into the garden. Upstairs we have three generous bedrooms and potential for further development with ample space in loft.

To the rear, you'll find a standout feature - A large Double Garage, offering secure parking, additional storage, or potential workshop space. The Garden area provides room for outdoor seating and low maintenance enjoyment.

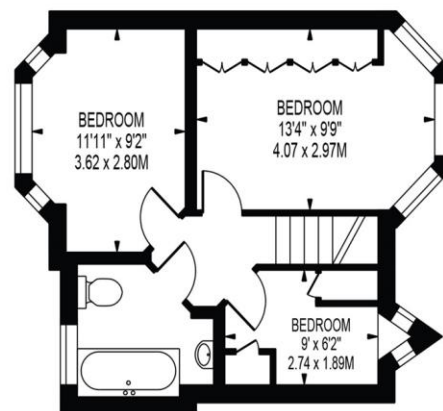
Situation close to local amenities, parks, reputable schools and Transport links including Northern Line station at Morden.



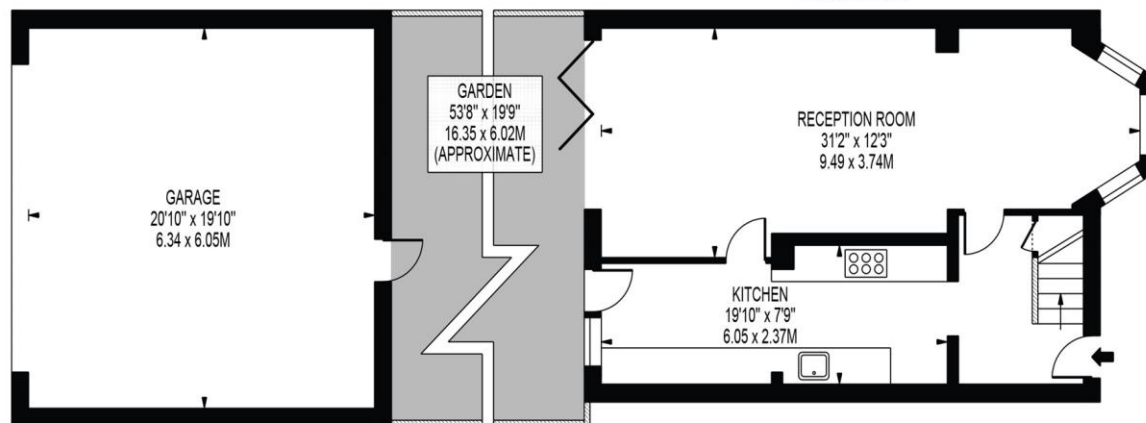
## SEYMOUR AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 949 SQ FT - 88.14 SQ M  
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 413 SQ FT - 38.36 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
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welcome to

## Seymour Avenue, Morden

- Three Well Sized Bedrooms
- Bright and Spacious Living Area.
- Double Garage
- Low Maintenance Rear Garden
- Excellent Location for Transport, Schools and Shops

Tenure: Freehold EPC Rating: E

Council Tax Band: D

**£600,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/MOD103453](https://barnardmarcus.co.uk/Property/MOD103453)



Property Ref:  
MOD103453 - 0009

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