

FOLKLANDS



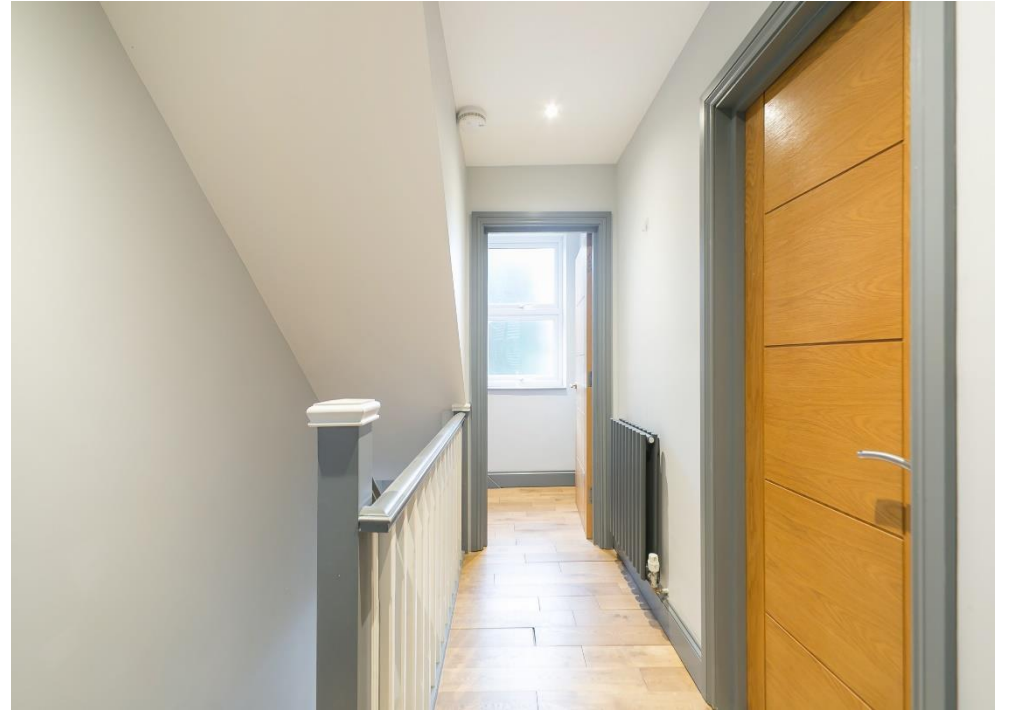
SEAFORTH AVENUE, NEW MALDEN

MONTHLY RENTAL OF £2,950













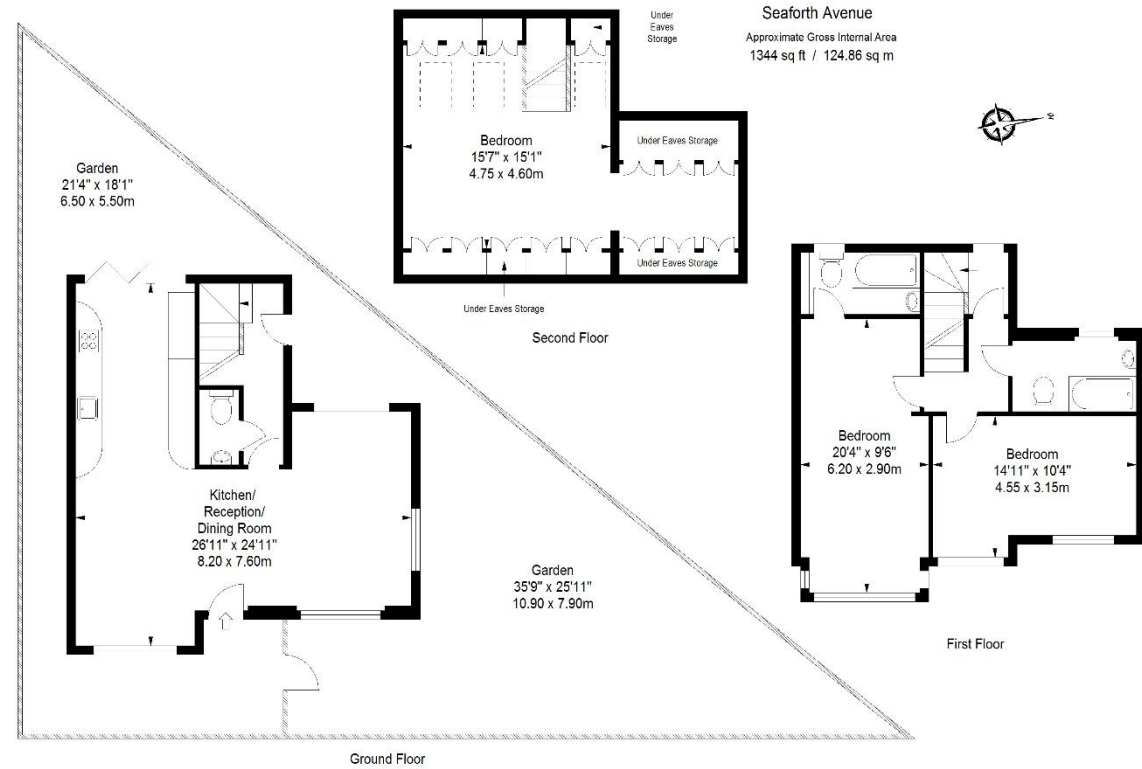


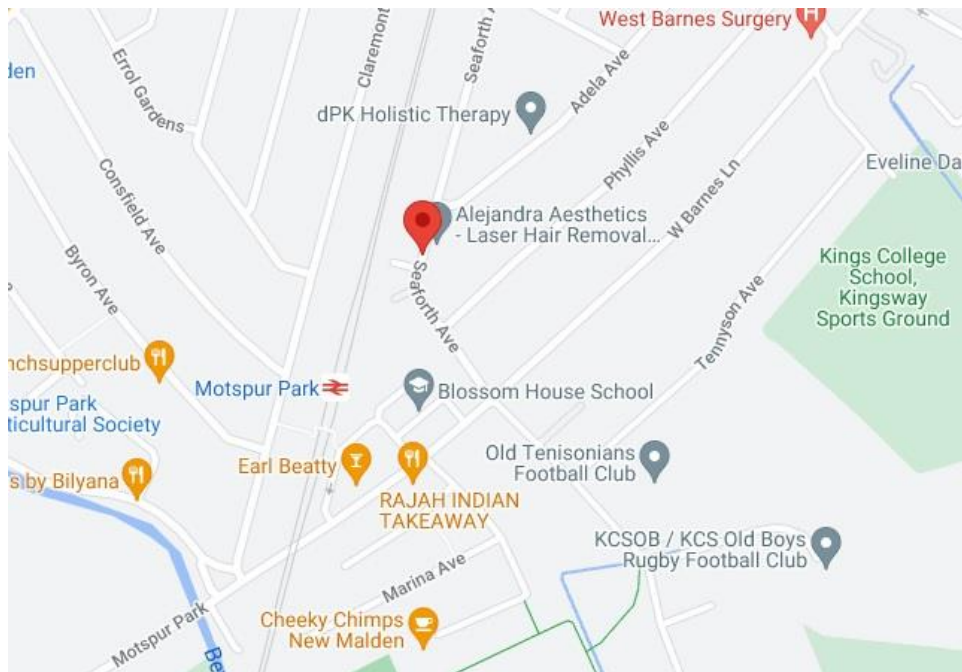
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE IMMEDIATELY
- ❖ UNFURNISHED - DETACHED HOUSE
- ❖ THREE DOUBLE BEDROOMS - TWO BATHROOMS
- ❖ EXCELLENT ENERGY RATING
- ❖ 0.1 MILES FROM MOTSPUR PARK TRAIN STATION
- ❖ PRIVATE SIDE AND REAR GARDENS (LOW MAINTENANCE)
- ❖ NEWLY BUILT IN 2018
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ QUIET RESIDENTIAL ROAD - EASY ACCESS TO THE A3
- ❖ EPC EER B



**** Available Immediately ** Unfurnished ** A beautifully presented three double bedroom detached house, situated within this popular residential road, conveniently located only 0.1 miles from Motspur Park train station which provides a regular service to London Waterloo with 25-minute journey times.**

The property also sits within an easy reach of the A3 for journeys to the Southwest and Central London. Having been newly built in 2018, this pristine home boasts an excellent energy rating, it has hard flooring throughout, there is a downstairs WC, and private low-maintenance side & rear gardens.

The treelined garden to the side of the house enjoys a South/West facing aspect and is a great suntrap. The accommodation comprises three large double bedrooms, excellent fitted eaves storage in the top bedroom, two stylish bathroom suites (one en-suite) with showers over the baths, a spacious lounge/dining room with underfloor heating, and a contemporary fitted kitchen with bi-folding doors leading onto the rear patio.

Furthermore, this property is located a short distance away from a range of local shops, within close proximity to a large Tesco supermarket and less than a mile from Raynes Park. In our opinion this property would make the ideal home for a professional family.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		