

# £775,000

Terraced, Freehold  
Four bedrooms

## Seaforth Avenue

New Malden  
KT3 6JN

# FARLEYWOOD

- Beautifully extended kitchen family room with underfloor heating and bifold doors
- Utility room with ground floor WC
- Stylish and contemporary finishes
- Four bedrooms
- Family bathroom plus an en-suite
- Sought-after schools close by
- Close proximity to Motspur Park station and High Street

Viewing by appointment only  
[www.farleywood.com](http://www.farleywood.com)

Beautifully modernised, this exceptional home effortlessly blends luxury with practicality, offering generous living spaces perfectly suited to family life. At its heart lies a spacious open-plan kitchen with living and dining area, ideal for both everyday living and entertaining. The elegant front reception room features bespoke carpentry and a large bay window that floods the space with natural light. The ground floor also includes a utility room and a convenient downstairs WC. Upstairs, three bedrooms and a modern bathroom are accompanied by a principal bedroom on the second floor, which features a stylish en-suite with terrazzo tiles. Ideally located just a short walk from Motspur Park station and high street, this property also benefits from easy access to New Malden and Raynes Park high streets. Sought-after local schools and the green open spaces of Sir Joseph Hood Memorial Park are close by.









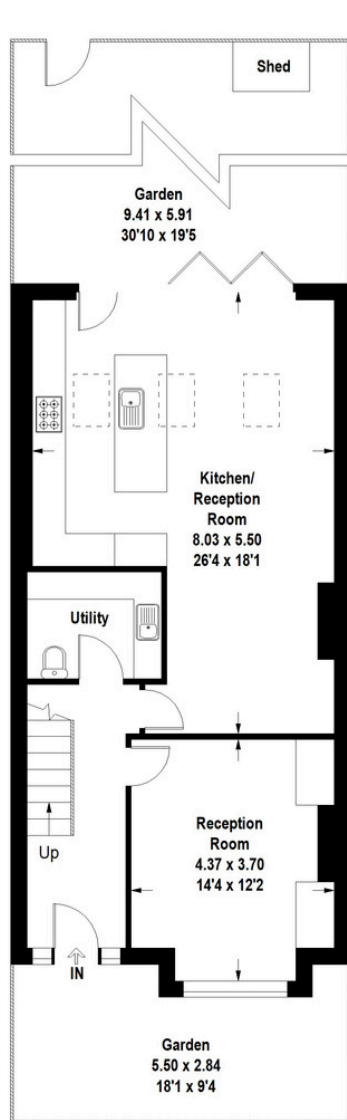




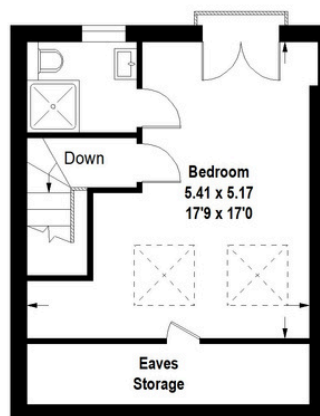




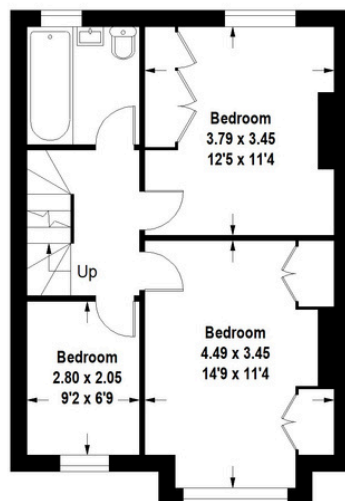
Area Excluding Eaves Storage = 140.93 sq m / 1517 sq ft  
 Eaves Storage = 5.67 sq m / 61 sq ft  
 Approximate Gross Internal Area = 146.60 sq m / 1578 sq ft  
 (Including Eaves Storage)



**Ground Floor**



**Second Floor**



**First Floor**

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



New Malden and Motspur Park have a welcoming community spirit, a monthly farmers' market, restaurants, local shops, pubs and cafes. Fantastic local sports facilities include a leisure centre, golf courses, cricket, rugby and health clubs.

This home is a short cycle from the majestic open spaces of Richmond Park and Wimbledon Common. Nearby Primary Schools include the Ofsted Outstanding Burlington Infant School, Sacred Heart and West Wimbledon. Nearby secondary schools include Coombe Boys, Richard Challoner, Raynes Park and various highly sought-after grammar, private and faith schools.

Start your moving story today by contacting FarleyWood.

EPC Rating Pending  
 Council Tax Band E