

**TO LET**



Seaforth Avenue, Motspur Park, KT3

£3,400.00 PCM

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## Property Description

This spacious end-of-terrace house features three double bedrooms and two bathrooms, located just a short walk from the newly renovated Motspur Park train station. The ground floor offers a generously sized double reception room with stylish wood laminate flooring, and brand new cloakroom, perfect for entertaining or relaxing. The modern kitchen opens out to a covered pergola, seamlessly blending indoor and outdoor living, and leads to a well-maintained garden ideal for outdoor activities and gatherings.

On the first floor, there are two well-proportioned double bedrooms, each with wardrobes, and a family bathroom. The second floor is dedicated to the master suite, featuring a large bedroom and a private ensuite bathroom, offering a tranquil retreat from the rest of the home. Additional amenities include free street parking, ensuring convenience for residents and visitors alike. This property combines modern living with practical features, making it an ideal family home. The location is also perfectly situated near excellent schools such as Kings College, Ursuline High School, Wimbledon College, Raynes Park School, as well as a nearby park with tennis courts, a pool, a pub on the corner, a library, and a large Tesco.

## Disclaimer



## Material Information

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give a guarantee or warranty 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

**Date Available – 15/08/2024**

**Holding deposit amount – £784.00**

**Security Deposit amount (Five weeks rent) – £3,923.07**

**Council Tax Band – D**

**Local Authority – Merton Council**



**Property Type**

House (End of Terrace)



**Construction Type**

Brick



**Parking**

Free Street Parking



**Listed Building Status**

None



**Water Supply**

Thames Water



**Electricity Supply**

Mains



**Heating**

Gas



**Broadband**

Standard, Superfast,  
Ultrafast



**Mobile Signal**

Limited Coverage



**Flood Risk**

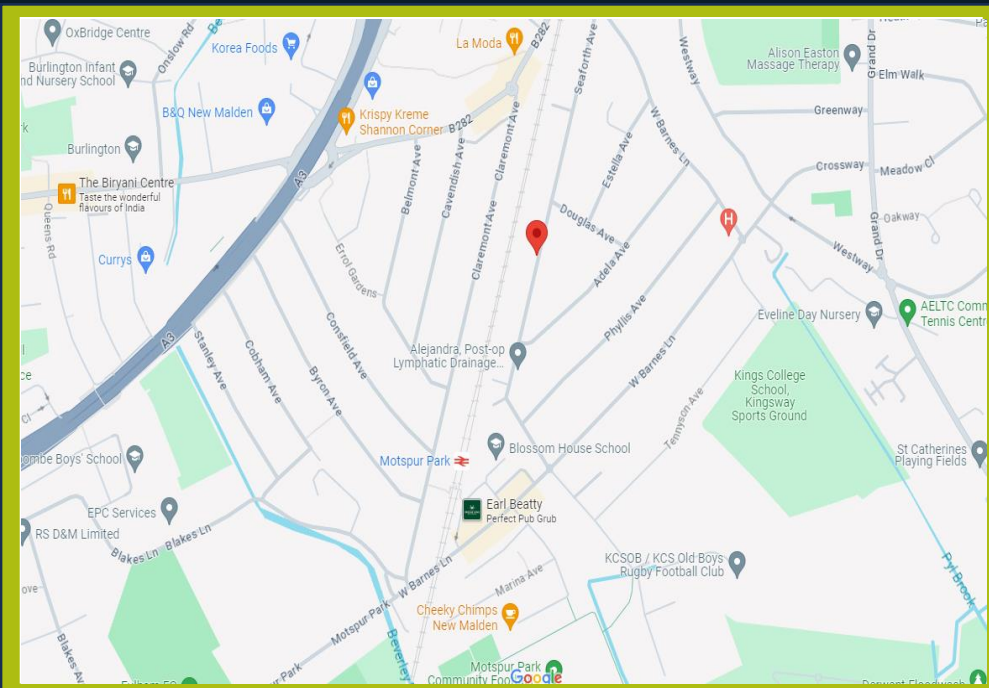
*Has the property been flooded in the past five years: NO*

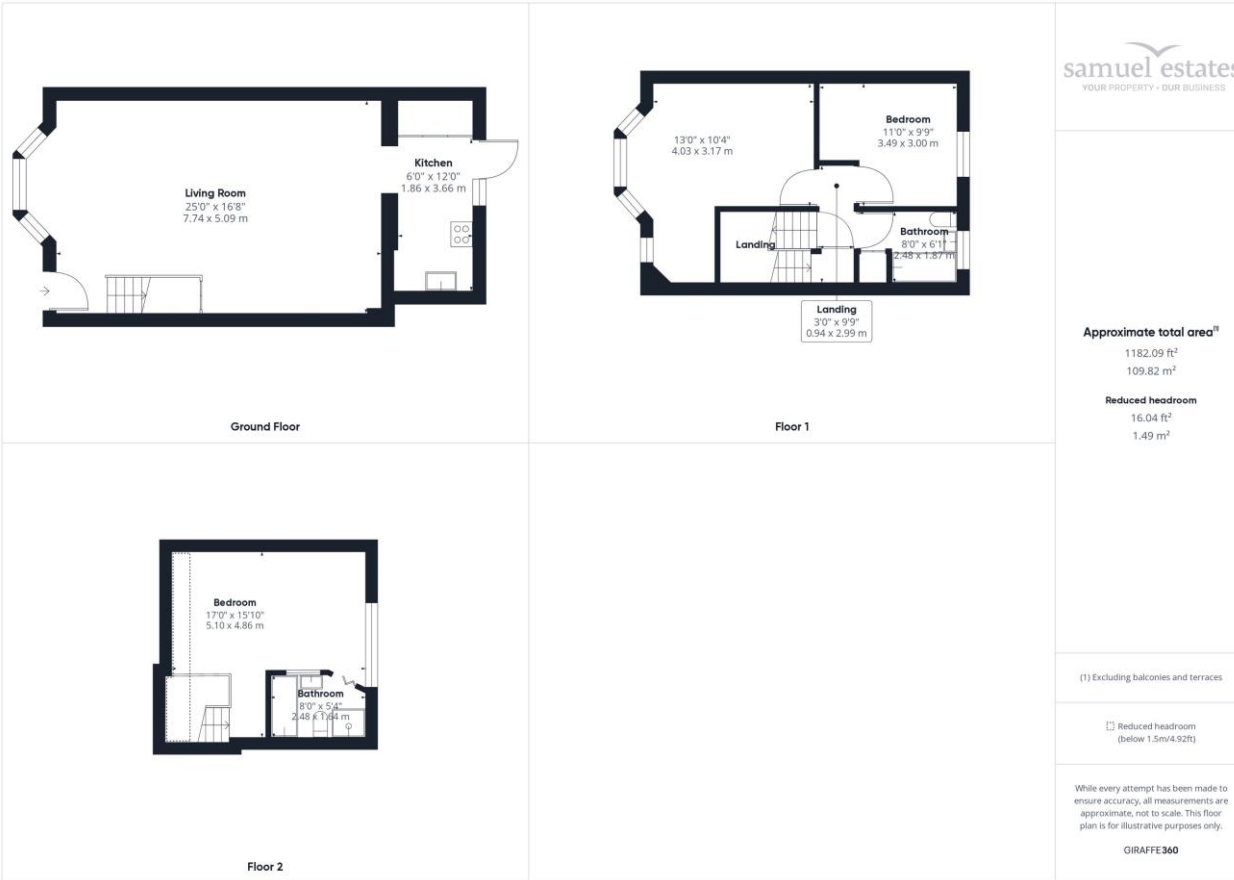
**Level of Risk: Low Risk**



**Proposed Development  
in Immediate Locality?**

None





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Approximate total area<sup>(1)</sup>

1182.09 ft<sup>2</sup>

109.82 m<sup>2</sup>

Reduced headroom

16.04 ft<sup>2</sup>

1.49 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		<b>85</b>
69-80 <b>C</b>		
55-68 <b>D</b>	<b>59</b>	

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**Colliers Wood & Wimbledon**  
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