















15 Seymour Avenue, Morden, SM4 4RF

Guide price £695,000

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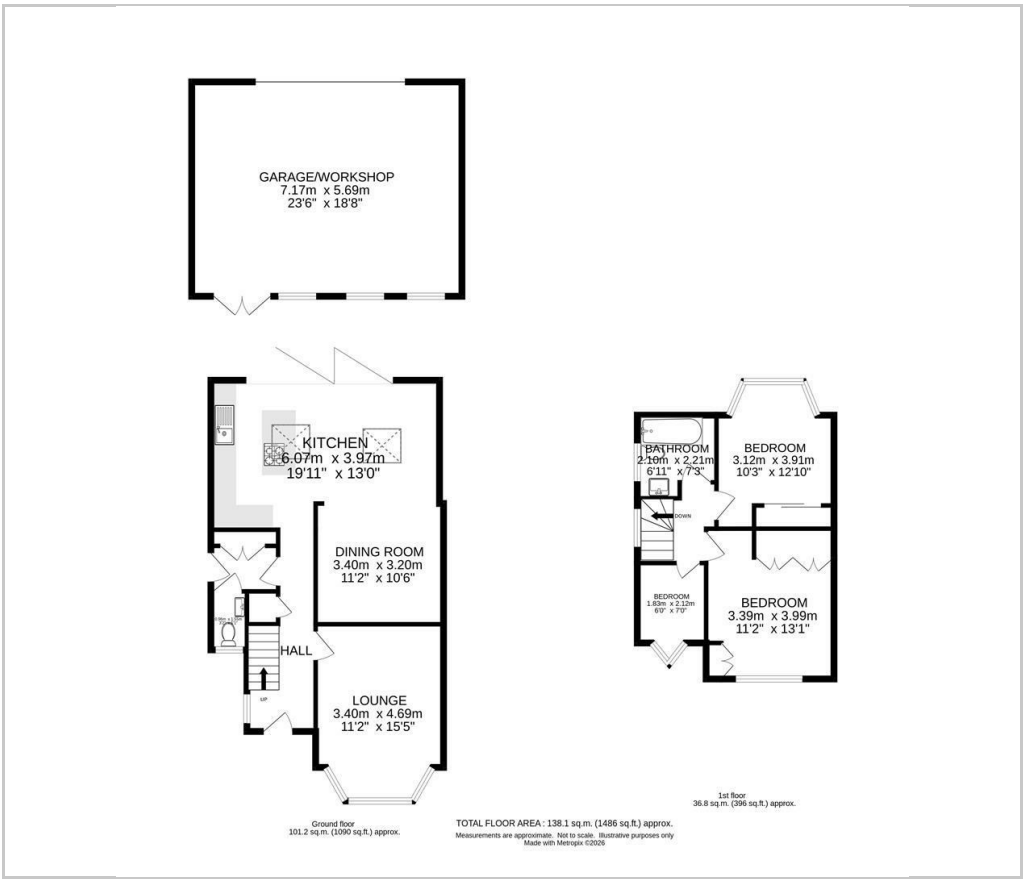
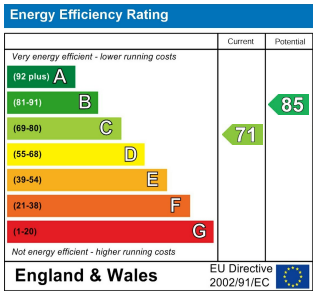
## Floor Plan




## Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686
if you wish to arrange a viewing appointment for this property or require further information.

## Additional Information

The property is not boarded but does have a loft ladder. The loft is Insulated.
Combi boiler is in utility cupboard, 8 years old, 10 years guarantee, serviced annually.
The property was rewired in 2021.
The sellers are relocating.
The boundary fence is the right hand side.
The garden faces South.
The extension was completed in 2021 and has building regulation certificates.
Garage was built 2020 with building regulation certificates.

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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24 The Broadway, Cheam Village, Surrey, SM3 8AY
Email: cheam@watsonhomesproperty.com Tel: 020 3196 1686
www.watsonhomesproperty.com

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