



35 Seymour Avenue  
Morden, SM4 4RF  
Guide price £575,000



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\*\*\* NO ONWARD CHAIN \*\*\* Welcome to this charming three-bedroom mid-terraced house located on the desirable Seymour Avenue in Morden.

As you enter, you are greeted by a spacious and inviting open-plan living room with bi-folding doors leading through to the garden. The layout allows for a seamless flow between the living and dining areas, creating a warm and welcoming atmosphere.

The property boasts a modern bathroom, ensuring that your daily routines are both comfortable and efficient. One of the standout features of this home is the detached double garage, offering secure parking for up to two vehicles.

The south-facing rear garden is a delightful outdoor space, ideal for enjoying sunny days and hosting gatherings with friends and family. Its generous size allows for various landscaping possibilities, whether you envision a tranquil retreat or a vibrant garden for children to play in.

Situated in a great location, this property is conveniently close to local amenities, schools, and transport links, making it easy to access everything you need. With the added benefit of being end of chain, this home is ready for you to move in without delay.

In summary, this three-bedroom terraced house on Seymour Avenue is a fantastic opportunity for those seeking a comfortable and well-located family home. Don't miss your chance to make it yours.

#### Accommodation

Covered entrance

Obscure UPVC double glazed front door.

Living Room / Dining Room

Tiled floor, UPVC double glazed windows, plantation shutters, wall mounted radiators with





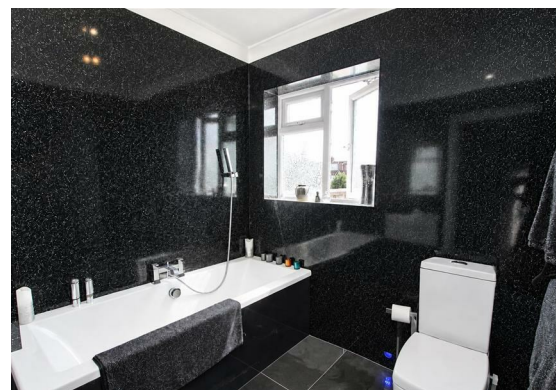
covers, bifold doors.

#### Kitchen

Range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with ceramic sink, space for gas oven with extractor fan above, space for washing machine, space for dishwasher, space for fridge freezer, UPVC double glazed window, UPVC door leading to garden.

#### Bedroom One

Fitted carpet, built in wardrobes, wall mounted radiator with cover, UPVC double glazed windows, plantation shutters.



#### Bedroom Two

Fitted carpet, built in wardrobes, wall mounted radiator with cover, UPVC double glazed windows.

#### Bedroom Three

Fitted carpet, wall mounted radiator with cover, UPVC double glazed windows, plantation shutters.

#### Bathroom

Three piece bathroom suite consisting of bathtub with chrome mixer tap and handheld shower, low level push button WC, wall mounted sink with chrome mixer tap and storage below. UPVC frosted double glazed window.

#### Outside

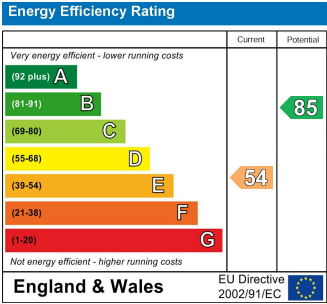
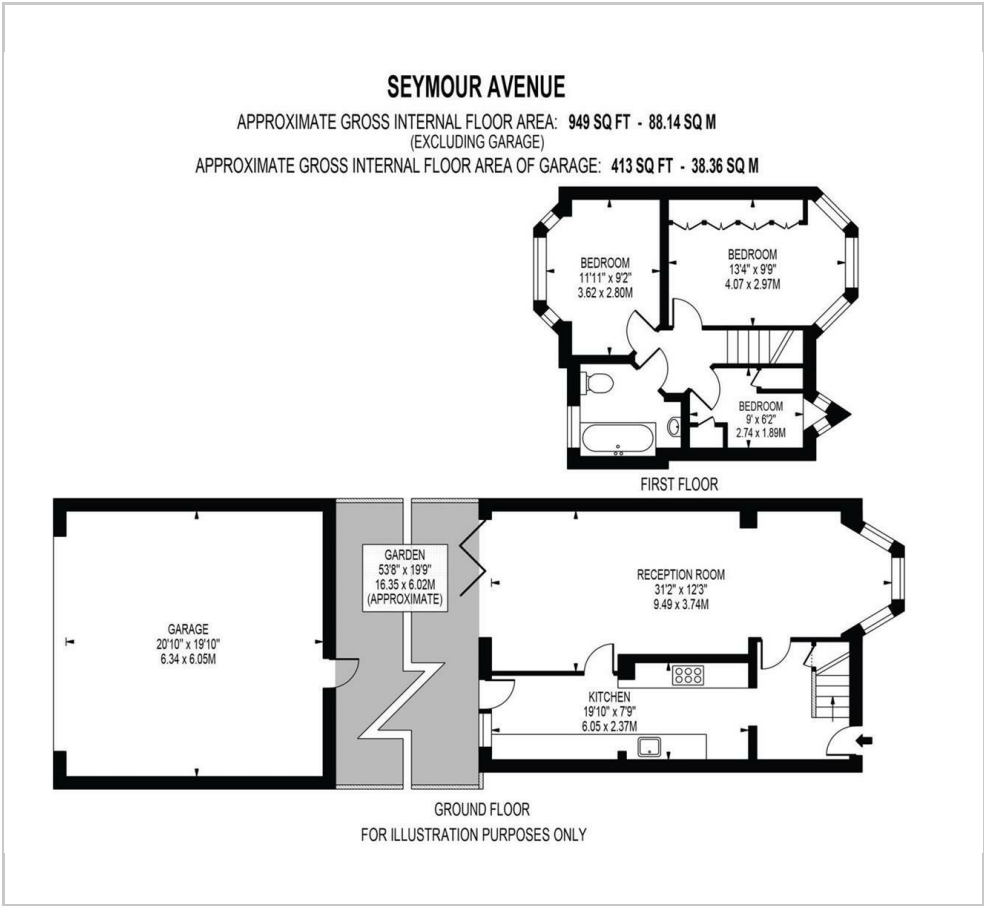
Decked garden with flower beds either side and a storage shed Access to a detached double garage with power.



#### BUYER'S INFORMATION

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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 has a partly boarded loft with loft ladder.
- The property is vacant and there is no onward chain.
- Probate is granted.
- The garden is south facing.

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