



129 Seymour Avenue, Morden, SM4 4RA

Guide price £575,000



**WH WATSON HOMES**  
Estate Agents

## 129 Seymour Avenue, Morden, SM4 4RA

Watson Homes are delighted to offer this deceptively spacious THREE DOUBLE BEDROOM extended family home. The property benefits from a conservatory, a utility area, a detached double garage, a pretty rear garden, off street parking and no onward chain.

Seymour Avenue is perfectly located for a family with 13 good and outstanding local schools all within a mile of this wonderful home. St Helier national rail station is 0.9 miles away with direct connections to London Blackfriars in 42 minutes with links to Wimbledon (District Line) and Tooting (Northern Line). Morden Underground station is 1.9 miles away which offers the Northern line connection into London. There are a number of shops and businesses nearby to enjoy with Morden & Raynes Park a short journey away.

### Accommodation

Covered entrance

Obscure UPVC double glazed front door to...

Entrance hall

Obscure UPVC double glazed window to front aspect, double panel radiator, under stairs storage cupboard.

Through lounge

UPVC double glazed leaded light bay window to front aspect, two double panel radiators, coved ceiling, sliding door doors leading to...

Conservatory

UPVC double glazed windows to side and rear aspects and double doors leading to garden, tiled flooring.

Kitchen

Range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inlaid induction hob with extractor fan above and oven/grill below, space for tall standing fridge/freezer, space and plumbing for dishwasher, wood laminate flooring, tiled splash back.

Utility area

UPVC double glazed windows to side and rear aspects and door leading to garden, fitted storage cupboards, space and plumbing for washing machine, wood laminate flooring.

Stairs to 1st floor landing

UPVC double glazed leaded light oriel Bay window to front aspect.

Bedroom one

UPVC double glazed leaded light bay window to front aspect, single panel radiator, fitted wardrobes.

Bedroom two

UPVC double glazed bay window to rear aspect, single panel radiator, fitted wardrobe.

Bathroom

Modern suite consisting of tiled walk in cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, LVT flooring, heated chrome towel rail, fitted storage cupboard, obscure UPVC double glazed windows to rear aspect.

Stairs to 2nd floor

UPVC double glazed window to rear aspect.

Bedroom three

UPVC double glazed window to rear aspect, double panel radiator, eaves storage.

Rear garden – Westerley aspect

Approximately 60ft

Paved patio area with footpath leading to rear, mainly laid to lawn with mature shrubs and flowerbeds bordering, outside tap, fence enclosed, gated rear access.

Detached double garage

Up/Over door at side, secure gated access via rear alleyway.

Front

Block paved driveway providing off street parking.

### BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

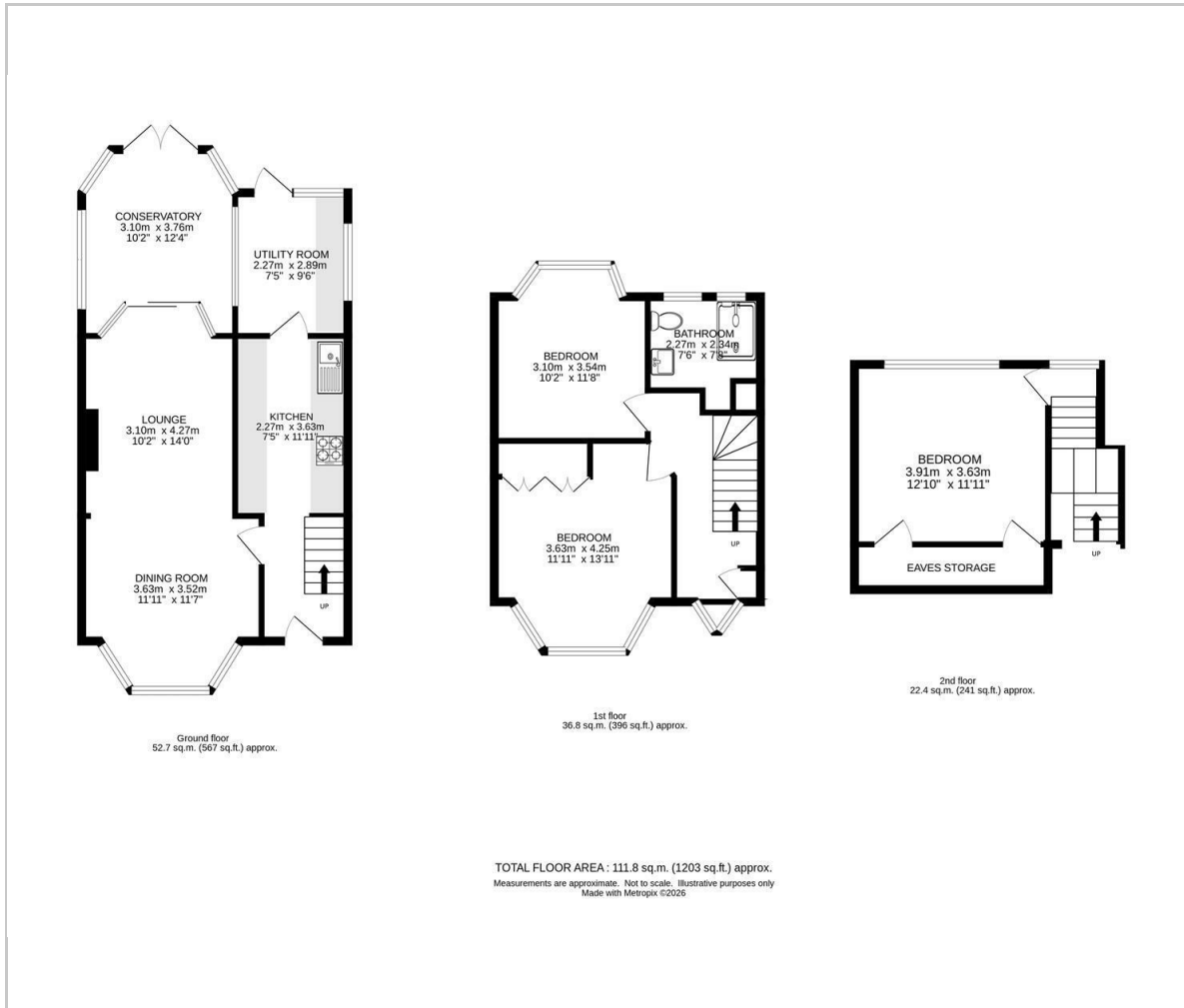




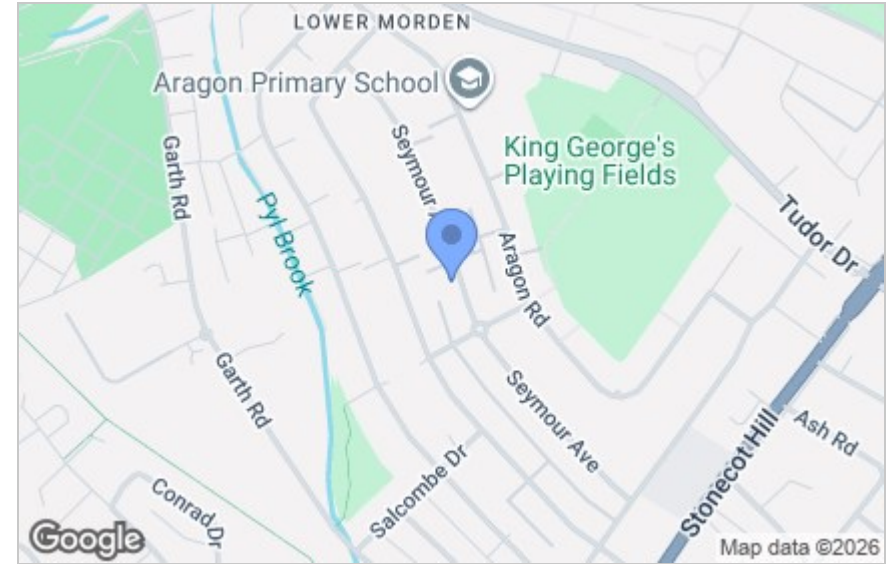




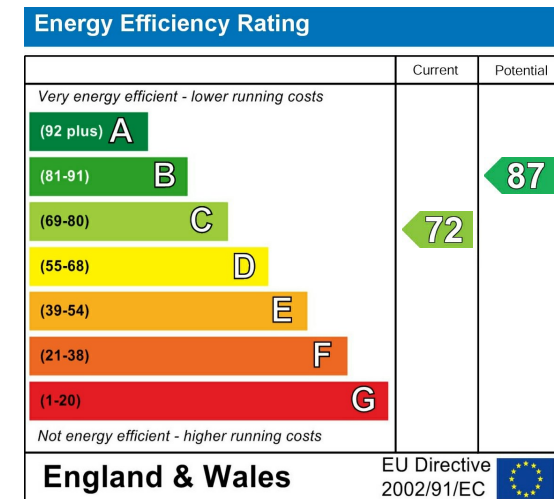
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.