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for sale
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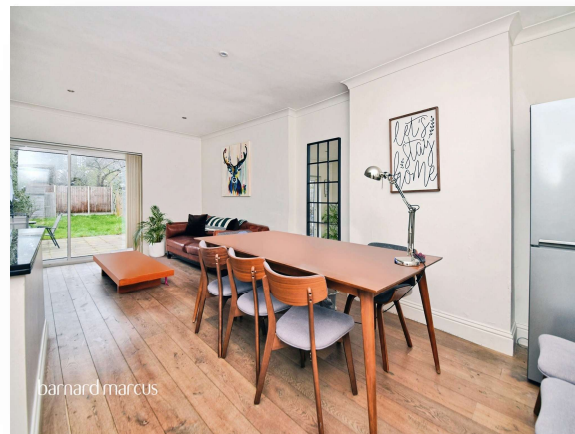
Seaforth Avenue, New Malden, KT3 6JU

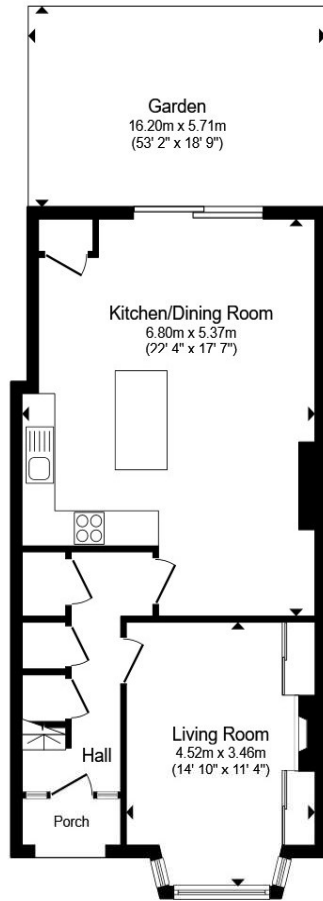

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welcome to

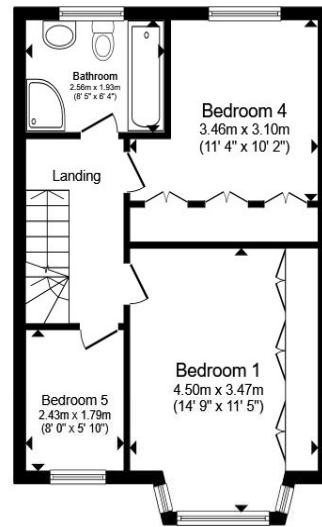
Seaforth Avenue, New Malden

We're proud to offer this substantial fully extended, Edwardian terraced family residence offering a superb blend of modern contemporary and character features throughout. This property is conveniently situated within easy reach of both A3 corridor and Motspur Park National Rail and local amenities.

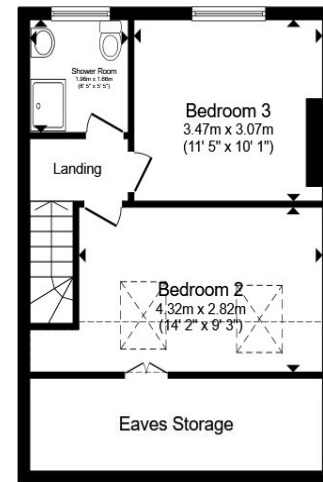




Ground Floor



First Floor



Second Floor



Having been sympathetically extended to both the rear and loft this well-balanced family home offers generous living and entertaining space to the ground floor by way of bay-fronted living room and modern open-plan full width extended kitchen diner with direct sliding doors leading to paved patio and generous private rear garden.

Continue to the first floor are a further well proportioned, front and rear double bedrooms complete with built-in storage, family bathroom and smaller third bedroom. Continue further to the second floor, two double bedrooms and shower room.

This property is offered with no onward chain and viewing is advised to fully appreciate the quality and finish throughout.

Total floor area 133.9 m² (1,441 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Seaforth Avenue, New Malden

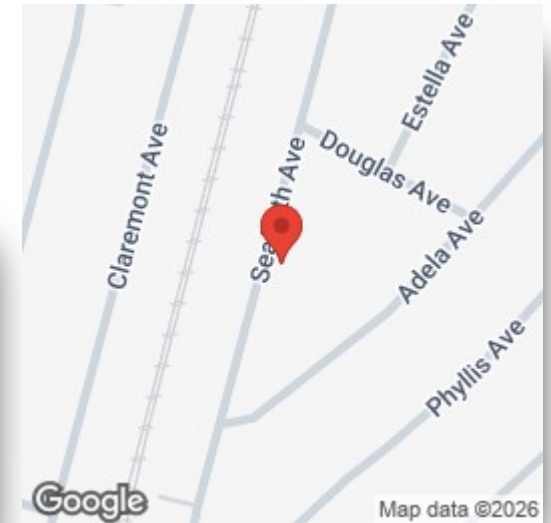
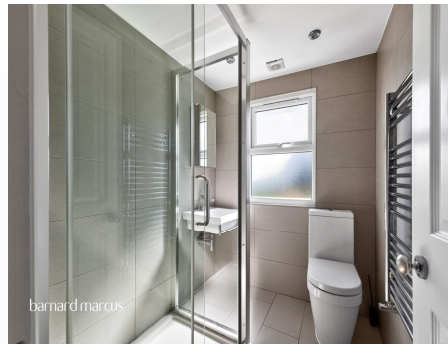
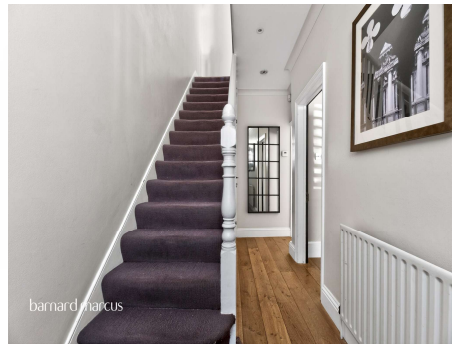
- No Onward Chain
- Open Plan Kitchen / Diner
- Five Bedrooms
- Fully Extended to Rear & Loft
- 0.5 Miles to Motspur Park Train Station

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£800,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/NML107832](https://www.barnardmarcus.co.uk/Property/NML107832)



Property Ref:
NML107832 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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