



Seaforth Gardens, Stoneleigh

The **PERSONAL** Agent

Guide Price £725,000

Freehold

- Four Bedrooms
- Kitchen/Breakfast Room
- Ground-Floor Study
- Engineered Wood Flooring
- Off Street Parking
- No Onward Chain
- Close To Auriol Park
- Two Bathrooms
- Over 1300sqft
- Flexible Accommodation

An impressive and thoughtfully extended bungalow offering spacious, versatile accommodation arranged over two floors, together with off street parking and a good sized rear garden.

The property has been significantly enhanced by extending into the loft space, creating a surprisingly spacious home with four bedrooms in total, making it ideal for families or those looking for flexible accommodation.

The ground floor is centred around a generous 20'4" x 15'5" lounge/kitchen, creating an excellent sociable space for everyday living and entertaining. There is also a separate 17'3" x 8' sitting room, a well-proportioned kitchen/breakfast room, ground floor bedroom, study/fourth bedroom and cloakroom, offering excellent flexibility for modern family life.



Upstairs, there are two further particularly well-sized bedrooms, a family bathroom and useful eaves storage.

Engineered wood flooring runs throughout the ground floor, providing a stylish and practical finish that complements the contemporary feel of the accommodation.

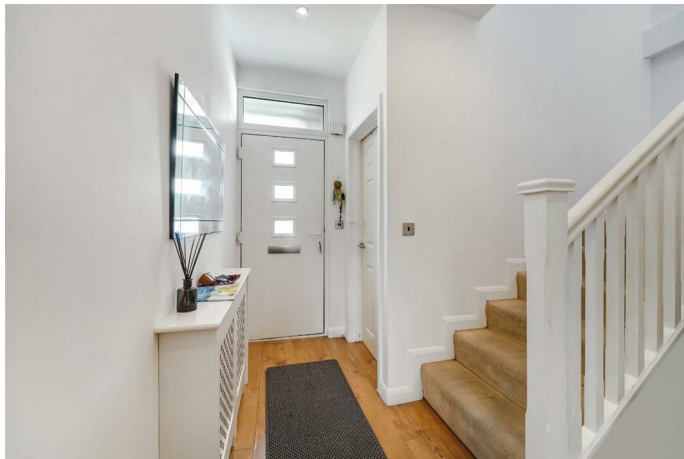
Externally, the property benefits from off-street parking to the front, while the good-sized rear garden provides plenty of space for outdoor seating, children's games and entertaining.

Combining generous accommodation, flexible living space and excellent outdoor areas, this is a superb family home with plenty to offer.

Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Tenure - Freehold
Council Tax Band - D

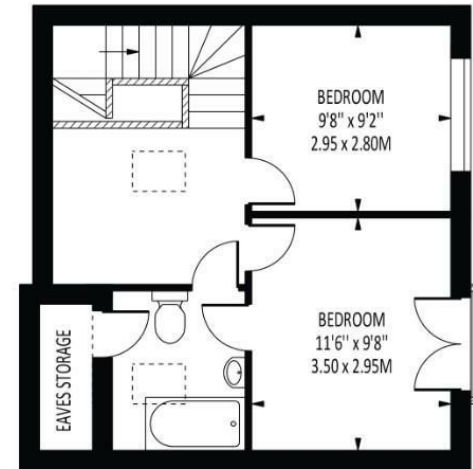
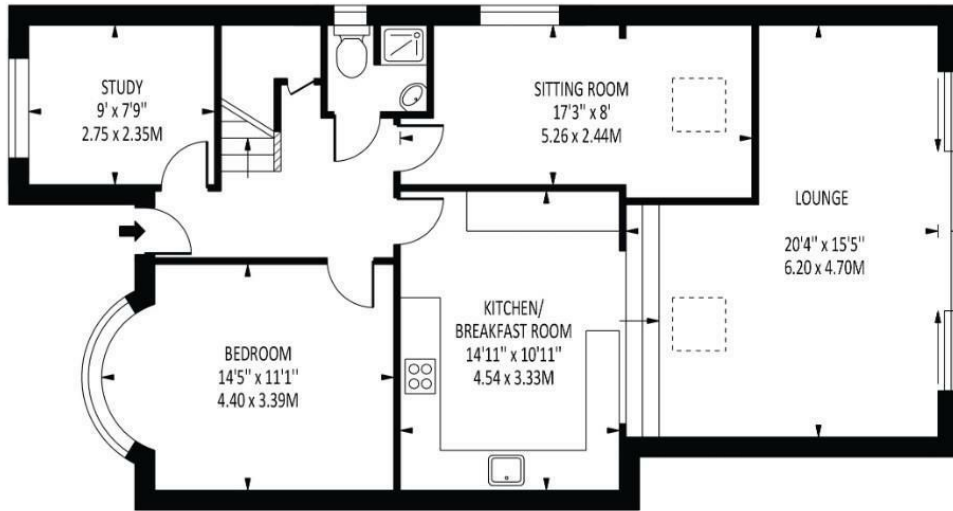






Seaforth Gardens

Total Area: 1329 SQ FT • 123.43 SQ M
(Including Eaves Storage)
Eaves Storage Area : 19 SQ FT • 1.76 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

