



Gayfere Road, Epsom

The **PERSONAL** Agent



# £700,000

## Freehold

- Two / Three Bedrooms
- Two / Three Reception Rooms
- Refitted Kitchen / Breakfast Room
- Refitted Shower Room
- Upstairs Bathroom
- Detached Garage & Driveway
- 86ft Garden
- Walk to Shops, Schools & Station



This two / three bedroom property is the largest type of chalet style home in Stoneleigh, and offers fantastic potential for further Dormer extension at first floor level, subject to planning permission.

The property offers two / three reception rooms, a spacious entrance hallway and a refitted kitchen / breakfast room with under floor heating. Further features to note on the ground floor include a stylish shower room off the entrance hallway. Upstairs are two generously proportioned bedrooms and the family bathroom., whilst the whole property also benefits from air conditioning throughout.

To the front of the property a brick block driveway leads to a detached single garage, while to the rear is an 86ft garden with a beautiful water feature tot he rear of the garden which also lights up.

Early viewing essential. No chain.

This two / three bedroom property is the largest type of chalet style home in Stoneleigh, and offers fantastic potential for further Dormer extension at first floor level, subject to planning permission.

The property offers two / three reception rooms, a spacious entrance hallway and a refitted kitchen / breakfast room with under floor heating. Further features to note on the ground floor include a stylish shower room off the entrance hallway. Upstairs are two generously proportioned bedrooms and the family bathroom., whilst the whole property also benefits from air conditioning throughout.

To the front of the property a brick block driveway leads to a detached single garage, while to the rear is an 86ft garden with

a beautiful water feature tot he rear of the garden which also lights up.

Early viewing essential. No chain.

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.

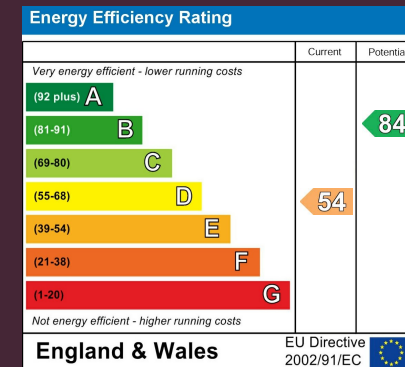
Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Tenure - Freehold  
Council tax band - F









**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 333699

**LETTINGS & MANAGEMENT**  
163 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.



