



Seaforth Gardens, Stoneleigh

The PERSONAL Agent

# Guide Price £675,000

## Freehold

- Chain free three/four bedroom semi detached family home
- Spacious and flexible accommodation throughout
- Multiple reception rooms offering versatile living space
- Fitted kitchen and utility area
- Three well proportioned first floor bedrooms
- Attached garage providing storage or additional potential
- Presented in liveable condition with scope for modernisation
- Excellent opportunity to reconfigure and add value
- Further extension potential subject to planning permission
- Viewing by appointment

The Personal Agent are delighted to welcome to the market this spacious and chain free three/four bedroom semi detached family home, offering flexible accommodation, excellent proportions, and exciting potential for further improvement and extension, subject to the necessary planning permissions.

The property is presented in liveable condition throughout but would benefit from modernisation in parts, making it an ideal opportunity for buyers looking to create a long term family home tailored to their own taste and requirements.

The ground floor offers generous and versatile living space, including multiple reception rooms, a fitted kitchen and an additional room which could be utilised



as a bedroom, study, or further reception area depending on a buyer's needs. Upstairs, the property provides three well proportioned bedrooms alongside a family bathroom.

Externally, the home benefits from an attached garage and a sizeable footprint which presents clear scope for extension and reconfiguration, subject to planning consent. There is excellent potential to enlarge the ground floor accommodation or explore loft conversion possibilities should a purchaser wish to maximise the space further.

Situated within a popular residential location and offered to the market with no onward chain, this is a fantastic opportunity for growing families, developers,

or buyers searching for a property with genuine scope to add value.

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 - E

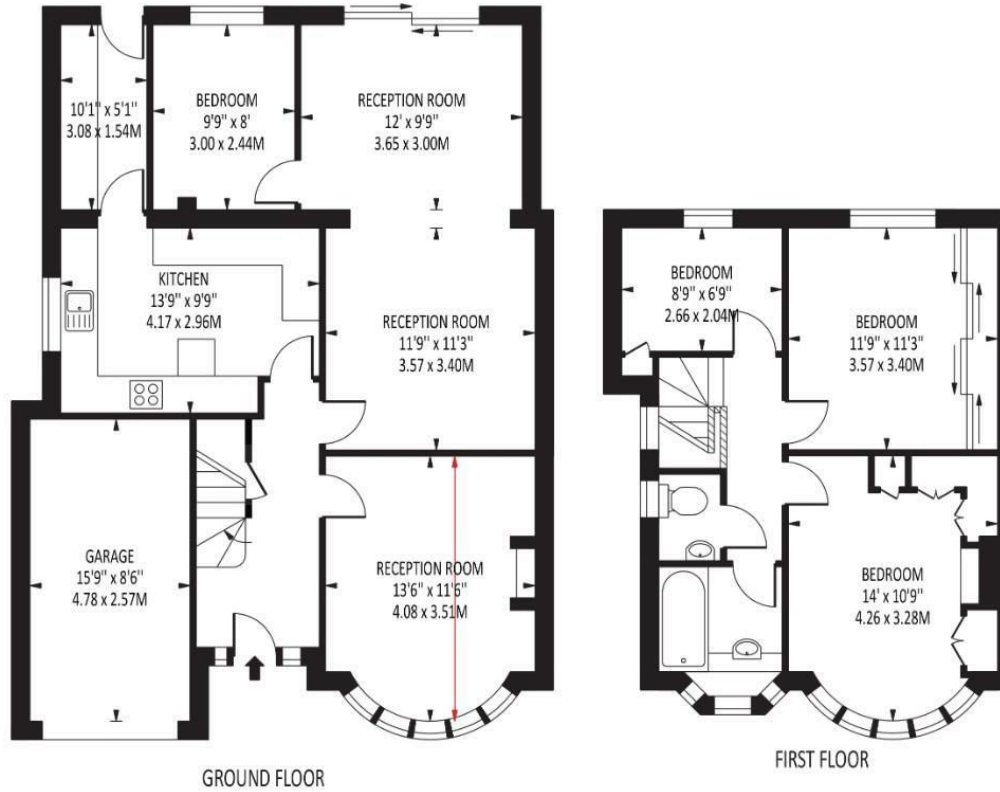






### Seaforth Gardens

Total Area: 1365 SQ FT • 126.81 SQ M  
 (Including Garage)  
 Garage Area : 132 SQ FT • 12.28 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		70	78
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.

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