



Seaforth Gardens, Stoneleigh

The PERSONAL Agent

£625,000

Freehold

- Attractive semi detached family home
- Private driveway and attached garage
- Enclosed entrance porch and traditional hallway
- Two reception rooms
- Fully fitted kitchen
- Three well proportioned bedrooms
- Family bathroom
- Well established level rear garden
- Potential for extension stpp
- No onward chain

This attractive three bedroom bay fronted 1930's semi detached family home with attached garage, driveway and well established level rear garden offers excellent extension potential STPP and is offered to the market with No Onward Chain.

This charming property is located in a popular residential road close to the popular Auriol School and Park which is only a short walk away.

Homes in this desirable area are highly coveted due to their aesthetically pleasing appearance and superb extension potential allowing the next custodian to create the home of their dreams and there is plenty of inspiration nearby, as neighbouring properties have already undergone extensive refurbishments that are visually impressive and contribute to the upmarket feel of the area.

You enter the home via a traditional entrance hall with stairs to the first floor landing and doors off to two good sized receptions



rooms, which include a dining/family room which is centred around a feature fireplace and large bay window to the front aspect and a lounge with views and direct access to a level child friendly rear garden.

The kitchen is fitted with a range floor and wall mounted beech effect units with plenty of worktop space and provides access to the outside and attached garage.

Upstairs there are three well proportioned bedrooms and a family bathroom with separate w.c and there is further potential and scope for a significant loft conversion, which many of these homes have undertaken, subject to planning permissions being obtained.

Outside the rear garden provides a peaceful retreat and is a gardeners dream with mature lawn and flowerbeds and a paved terrace seating area with access to a handy summer house/shed and to the side is an attached garage with a practical storage

room.

Homes of this original style and quality are becoming a rarity, so please get in-touch, should you wish to make this your family home for years to come.

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



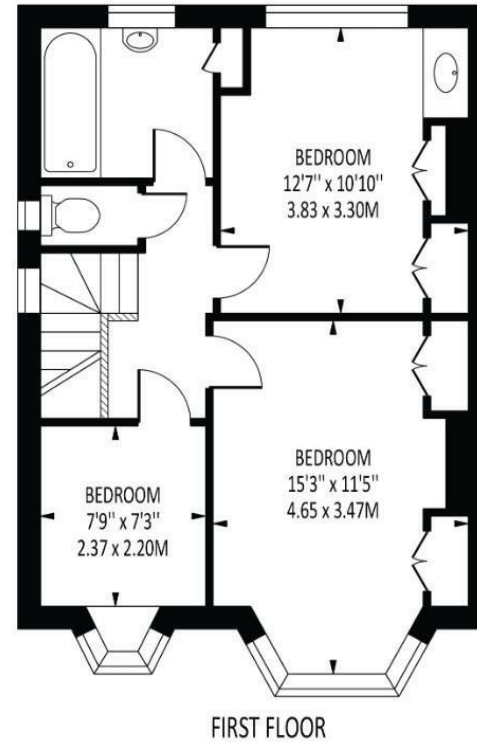
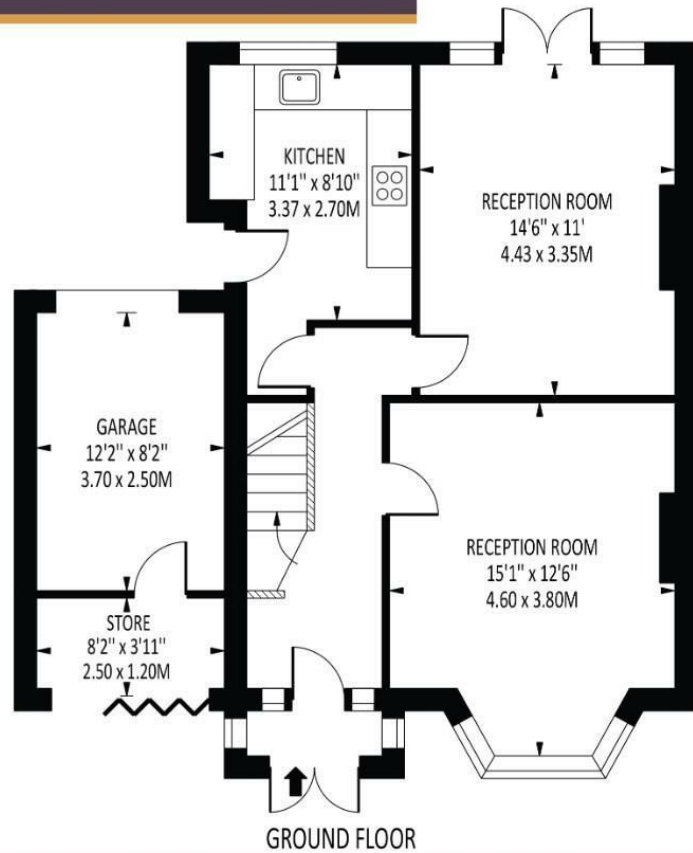


The **PERSONAL** Agent



Seaforth Gardens

Total Area : 1178 SQ FT • 109.46 SQ M
 (Including Garage & Store)
 Garage Area : 100 SQ FT • 9.25 SQ M
 Store Area : 32 SQ FT • 3.00 SQ M



GROUND FLOOR

FIRST FLOOR

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



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.

