



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.

On the ground floor, the accommodation is centred around a generous 20'4" x 15'5" lounge/kitchen, providing 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, a ground floor bedroom, study/ 4th bedroom and cloakroom.

The first floor provides two further bedrooms, both particularly well sized rooms, along with a family bathroom and useful eaves storage.

Throughout the ground floor, engineered wood flooring provides a stylish and practical finish, complementing the modern feel of the accommodation.

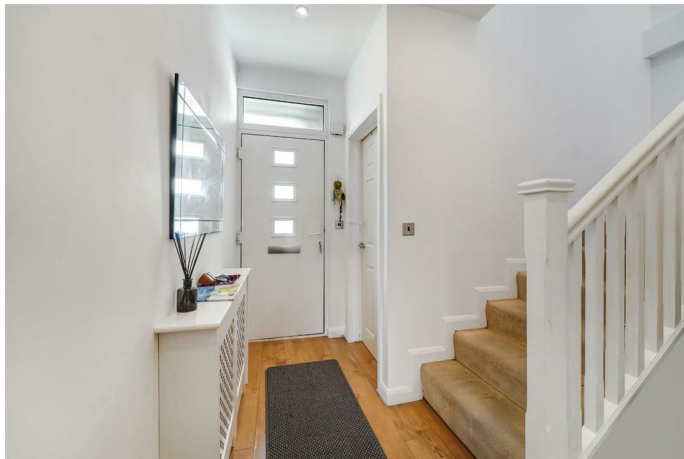
Externally, the property benefits from off street parking to the front, while the rear offers a good sized garden, providing plenty of space for outdoor seating, childrens games and entertaining.



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

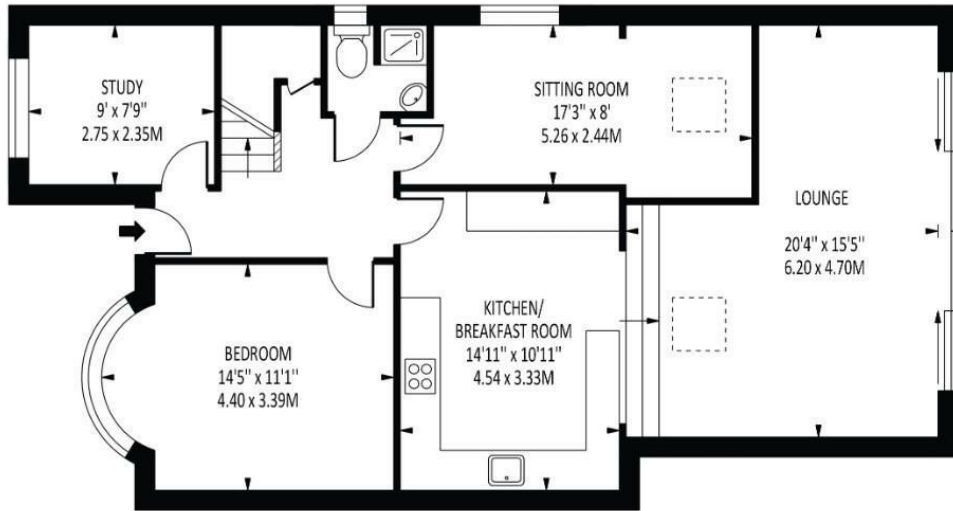




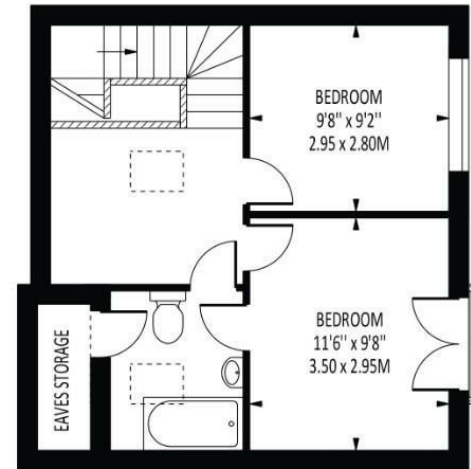


Seaforth Gardens

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



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		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		
		72
England & Wales		EU Directive 2002/91/EC

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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.

