



Seaforth Gardens, Stoneleigh

The **PERSONAL** Agent



# Guide Price £685,000

## Freehold

- Elegant and Stylish 1930's Semi Detached House
- Private Driveway and Spacious Entrance Hall
- Living Room With Bay Window and Bespoke Shutters
- Separate Dining/Family Room With Doors to Garden
- Tasteful Fully Fitted Kitchen and Study/Bedroom Three
- Modern Family Bathroom
- Two Large Double Bedrooms With Eaves Storage Space
- Pretty and Secluded Level Rear Garden
- Detached Garage and Studio/Home Gym
- Fantastic Extension Potential To The Side and Rear STPP

A beautifully appointed three bedroom semi detached house with private driveway and detached garage incorporating a home studio/gym with a pretty well established level rear garden, situated in one of Stoneleigh's sought after residential roads.

With its attractive appearance and desirable location this home is elegantly presented with a modern and stylish feel throughout. 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 approach the property via a private driveway with secure double gates to a detached garage and the rear garden. Upon entering the home you are greeted by a spacious entrance hall with stairs to the first floor landing and from here doors lead through to a bright and spacious living room with a double



glazed bay window to the front aspect and a separate dining/family room with doors which lead out to the rear garden.

The kitchen has been fitted with a tasteful range of floor and wall mounted units with contrasting wooden worktops and space for appliances and provides access to the garage and rear garden.

There is a practical study/home office which can also be utilised as a third bedroom and a spacious modern family bathroom. Another point of note are bespoke wooden shutters to the front receptions and both of the bedrooms.

Upstairs there are two large double bedrooms with double glazed windows; and radiators and access to ample eaves storage space which many of these homes have extended to incorporate two further bedrooms and an ensuite, subject to planning.

A particular feature is the well established and secluded rear

garden, a peaceful space to relax and enjoy with access to a detached garage which also incorporates a home gym/ studio. A paved patio terrace provides views over the garden and there is a raised flower bed for planting vegetables, herbs or flowers.

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











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## Seaforth Gardens

Total Area: 1567 SQ FT • 145.59 SQ M  
(Including Eaves Storage, Garage & Studio)  
Eaves Storage Area : 154 SQ FT • 14.29 SQ M  
Garage Area : 157 SQ FT • 14.56 SQ M  
Studio Area : 126 SQ FT • 11.66 SQ M



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) <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 |           |           |
|                                             |           | <b>73</b> |
|                                             | <b>44</b> |           |
| 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 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

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.



