



Seaforth Gardens, Stoneleigh

The **PERSONAL** Agent



# £675,000

## Freehold

- Attractive Semi Detached House
- Ample Driveway and Detached Garage
- Enclosed Entrance Porch + Hallway
- Lounge and Dining Room + Kitchen
- Conservatory With Views over The Garden
- Three Bedrooms Plus Loft Room
- Family Bathroom
- Level and Secluded Rear Garden
- Popular Road In Stoneleigh
- No Onward Chain

A three bedroom semi detached house with driveway, detached garage and well established level rear garden situated in a sought after residential area of Stoneleigh and offered to the market with no onward chain.

This semi detached house offers a wonderful opportunity for those seeking a property with great potential. Boasting three reception rooms, three bedrooms and a useful loft room, as well as a family bathroom, this home provides ample space for comfortable living.

One of the standout features of this property is the spacious lounge and dining room, with a large conservatory offering picturesque views over the well maintained garden. Imagine enjoying your morning coffee in the conservatory, basking in natural light and the tranquillity it provides.

With a driveway providing parking for three vehicles and a detached garage, parking will never be an issue for you or your



guests.

The level and secluded rear garden offer a peaceful retreat, perfect for relaxing or entertaining outdoors.

Although the property is in need of modernisation, this presents a fantastic opportunity for you to put your own stamp on the house and create the home of your dreams. Additionally, the potential for extension, subject to planning permission, allows for further customisation to suit your needs and lifestyle.

Don't miss out on the chance to own this gem in Seaforth Gardens. With its character, potential, and desirable location, this property is sure to be a wonderful place to call home for years to come.

The accommodation briefly comprises: Enclosed entrance porch, hallway, lounge, dining room, conservatory, kitchen, three bedrooms, loft room, family bathroom, level rear garden, detached garage, carport, driveway, no onward 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 - E









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## Seaforth Gardens

Total Area: 1596 SQ FT • 148.23 SQ M

(Including Eaves Storage & Garage)

Garage Area: 173 SQ FT • 16.03 SQ M

Eaves Storage Area: 92 SQ FT • 8.51 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		
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.



