

The PERSONAL Agent

Seaforth Gardens, Stoneleigh

In Excess of £675,000

Seaforth Gardens, Stoneleigh

- Four Bedrooms
- Kitchen/Breakfast Room
- Ground Floor Study
- Engineered Wood Flooring
- Off-Street Parking
- No 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.





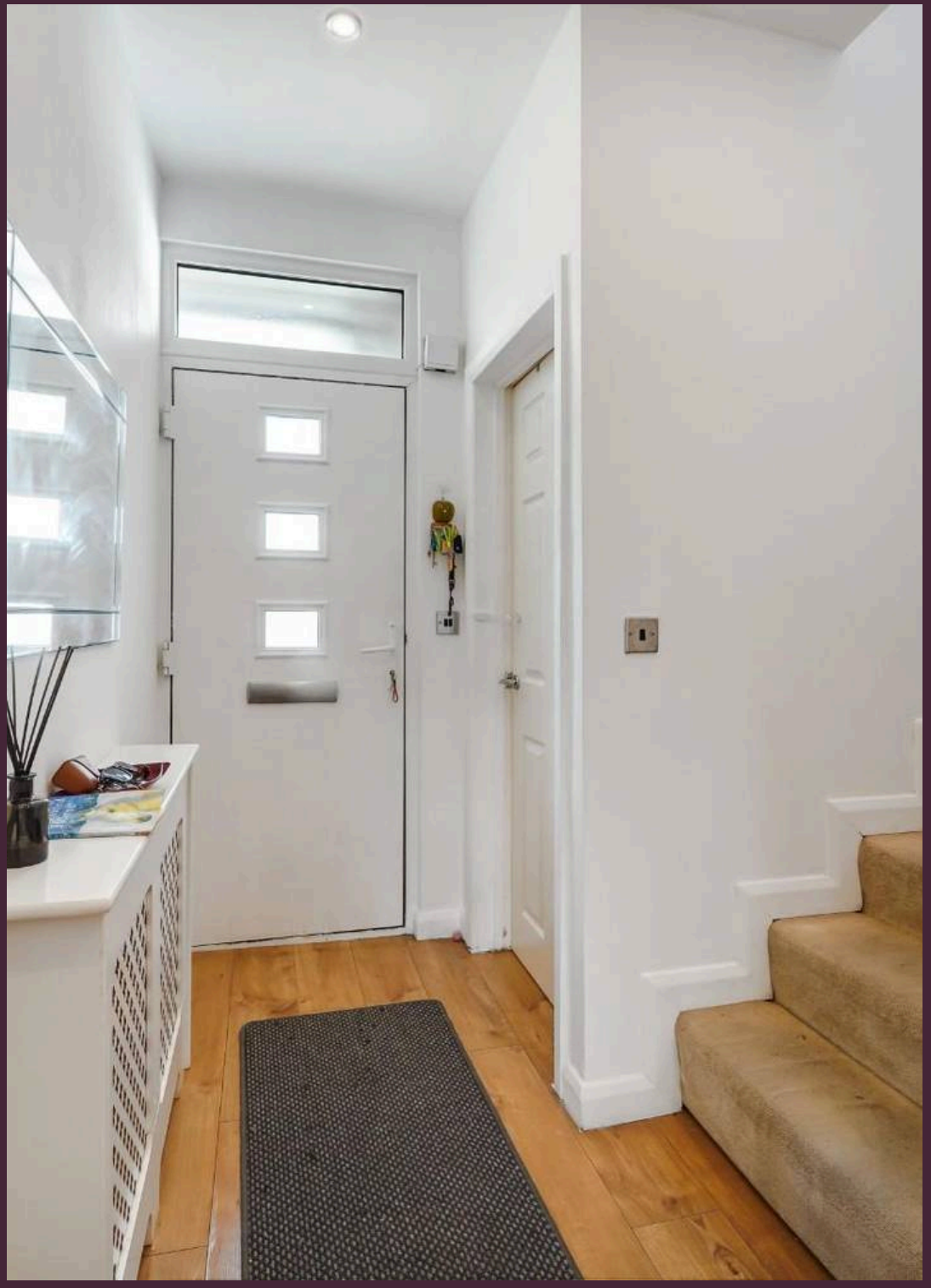






Description

The ground floor is centred around a generous 20'4" x 15'5" lounge/kitchen, creating 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, ground floor bedroom, study/fourth bedroom and cloakroom, offering excellent flexibility for modern family life. Upstairs, there are two further particularly well-sized bedrooms, a family bathroom and useful eaves storage. Engineered wood flooring runs throughout the ground floor, providing a stylish and practical finish that complements the contemporary feel of the accommodation. Externally, the property benefits from off-street parking to the front, while the good-sized rear garden provides plenty of space for outdoor seating, children's games and entertaining. Combining generous accommodation, flexible living space and excellent outdoor areas, this is a superb family home with plenty to offer.



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.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





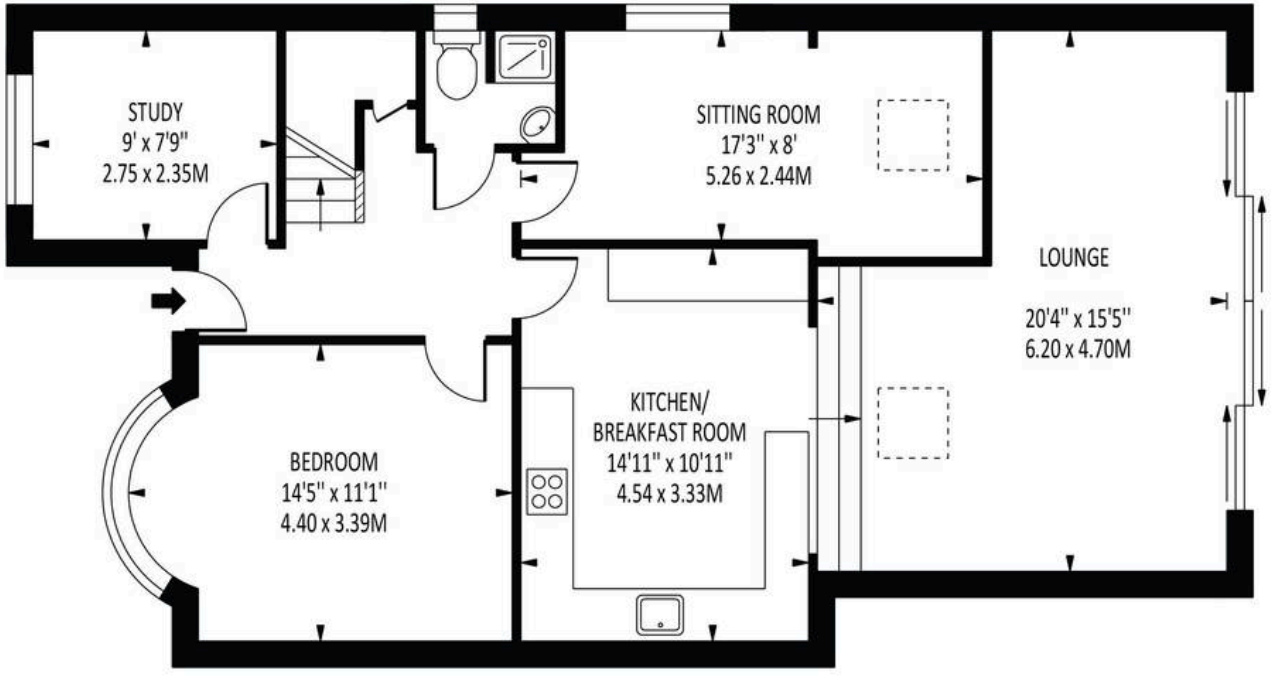




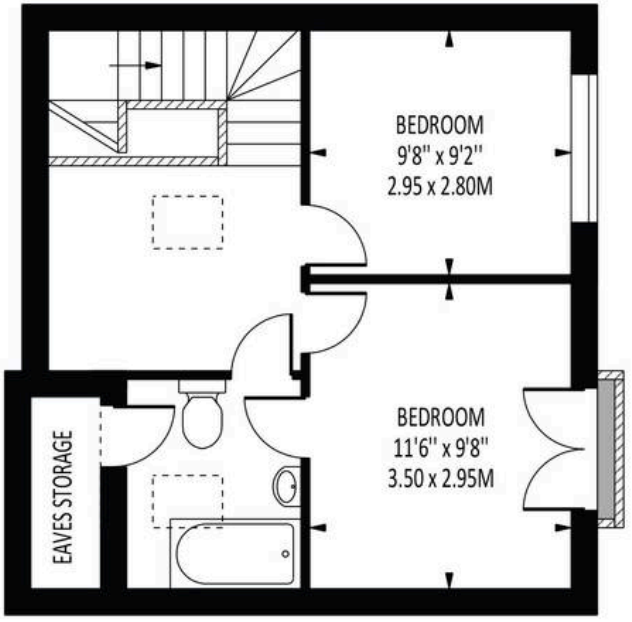
The PERSONAL Agent

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 inpspection, 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.



The Personal Agent Ltd

62 Stoneleigh Broadway, Epsom - KT17 2HS

02083939411 • Stoneleigh@thepersonalagent.co.uk • thepersonalagent.co.uk/