



KAYBRID
RESIDENT



Seaforth Gardens

Epsom

In Excess of £795,000



Seaforth Gardens

Epsom

- Four/Five bedroom semi-detached home
- Catchment for grammar schools
- Easy access to Ewell Village, Worcester Park, A3 and Kingston
- Bright, spacious and extended
- Short walk to mainline station, Auriol Park and Stoneleigh Broadway
- Ample off-street parking and detached garage
- Downstairs bathroom and study
- Open-plan kitchen dining area with separate living room
- Potential to further extend (STPP)

Presenting a stunning four/five bedroom semi-detached home in the sought-after location within catchment for grammar schools. This property offers a perfect blend of convenience and comfort, with easy access to Ewell Village, Worcester Park, A3, and Kingston. The house is bright, spacious, and extended to provide ample living space for a growing family. Located a short walk away from the mainline station, Auriol Park, and Stoneleigh Broadway, the property boasts excellent transport links and access to local amenities. With ample off-street parking and a detached garage, convenience is key for this property. A downstairs bathroom and study add to the functionality of the home, while the open-plan kitchen dining area and separate living room ensure a comfortable living experience. The property also offers potential for further extension, subject to obtaining the relevant planning permissions.



With the potential for landscaping or further development, the outdoor space offers endless possibilities for customisation to suit the needs and preferences of the new owners. Whether enjoying a peaceful morning coffee or hosting a barbeque with friends and family, the outdoor space of this property is sure to be a highlight for prospective buyers looking for a well-rounded home that offers both indoor comfort and outdoor charm.

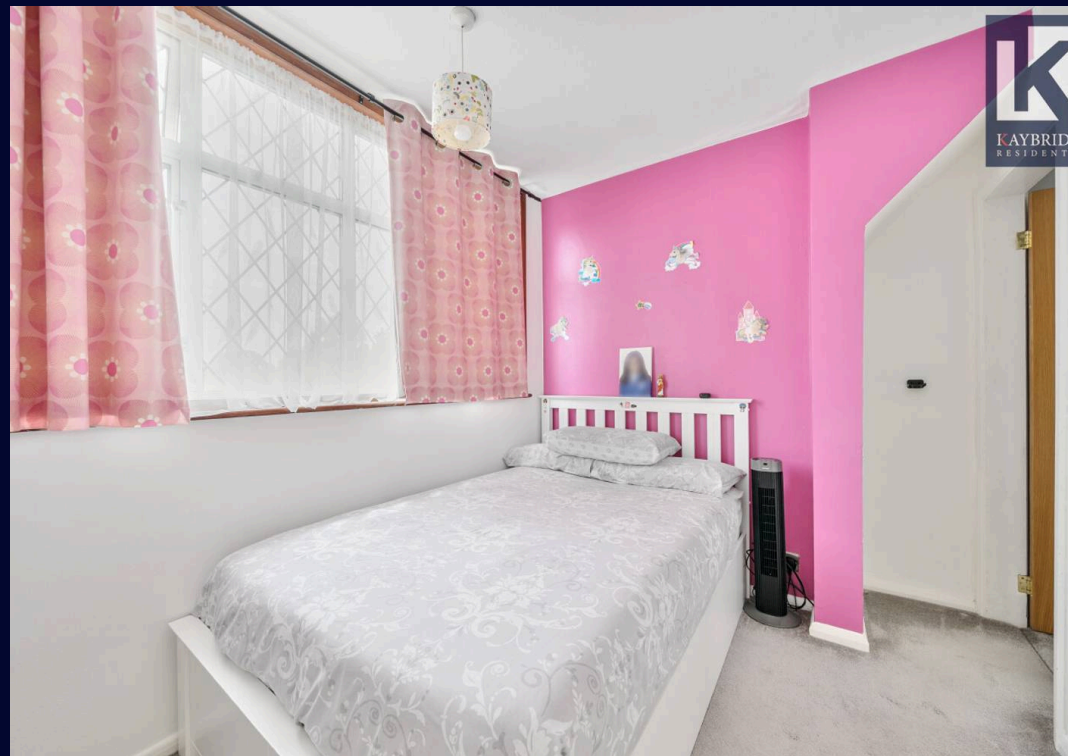
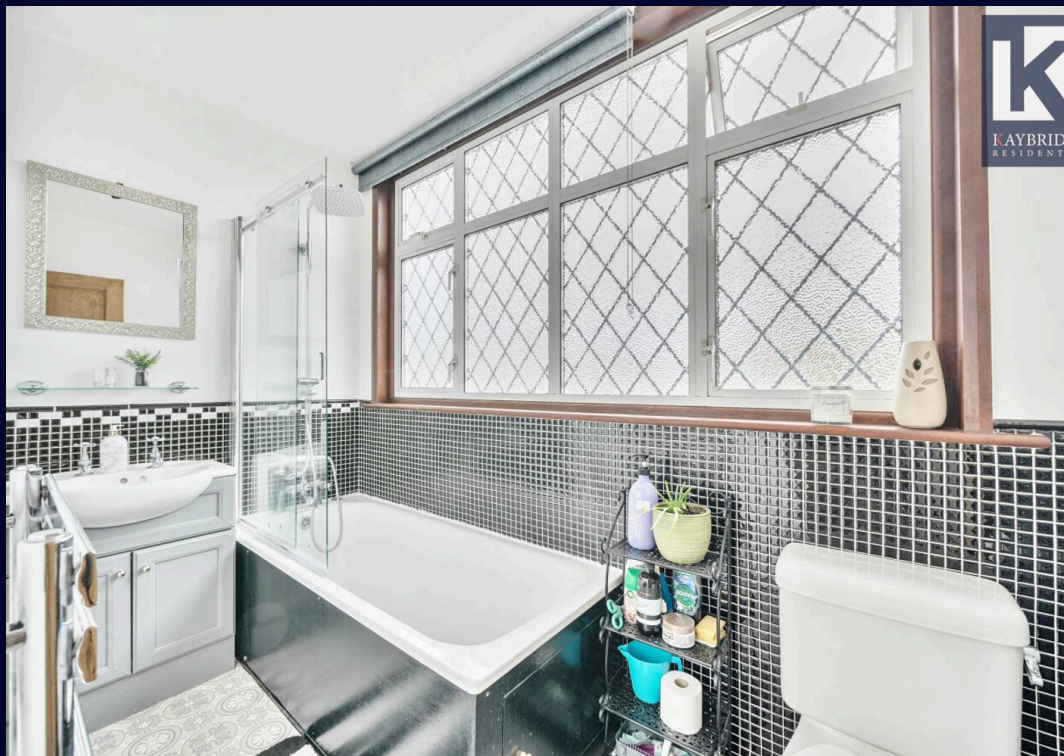
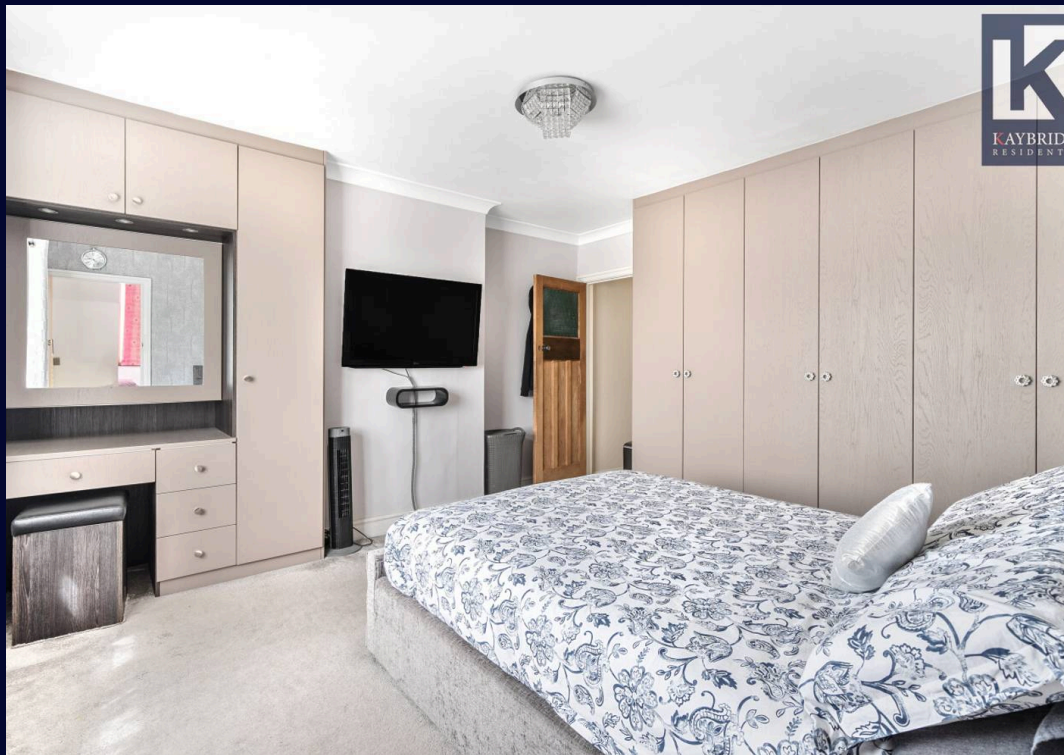
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E







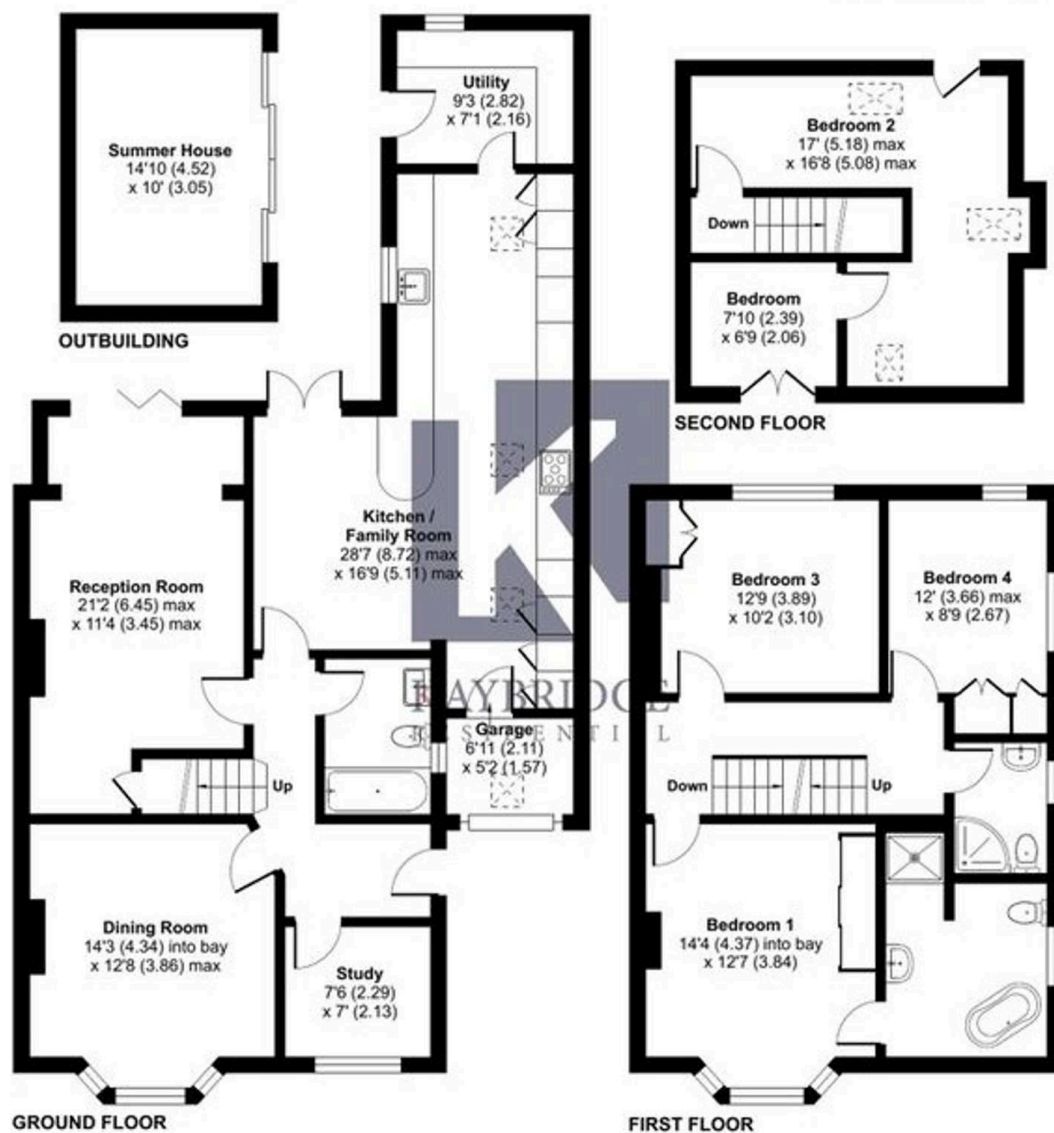
Approximate Area = 1998 sq ft / 185.6 sq m

Garage = 35 sq ft / 3.2 sq m

Outbuilding = 148 sq ft / 13.7 sq m

Total = 2181 sq ft / 202.5 sq m

For identification only - Not to scale





Kaybridge Residential Estate Agents

Kaybridge Residential Estate Agents, 23 Stoneleigh Broadway - KT17 2JE

02080040474 • info@kbridge.co.uk • www.kaybridgeresidential.co.uk/

The information contained in this brochure is provided for general guidance and marketing purposes only. While every effort has been made to ensure the accuracy of the details provided, Kaybridge Residential cannot guarantee that all information is correct, complete, or up-to-date. Property Details: The descriptions, floor plans, dimensions, and photographs are intended to give a general overview of the property and may not represent its precise condition or layout. Prospective buyers are advised to