



Seaforth Gardens, Epsom



£750,000

- Four Bedrooms
- Semi Detached
- Three Reception Rooms
- Kitchen / Breakfast Room
- Two Bathrooms
- Driveway
- South / West Facing Garden
- Walk to Shops, Schools & Stn.



This four bedroom chalet style home is situated in the highly sought after Seaforth Gardens, within walking distance of local schools, shops and Stoneleigh mainline railway station, as well as the Historic Nonsuch Park.

Having been substantially extended to the rear the property boasts a very impressive kitchen / breakfast room with granite work surfaces and bi folding doors to the South / West facing garden. This space is open plan to one of three further reception rooms downstairs. Towards the front of the property and off the spacious hallway is a living room and a study with a corner window allowing plenty of natural light.

Viewing highly recommended.

Upstairs are three double bedrooms and one large single bedroom, as well as a stylish and contemporary shower room.

At the front of the property is a smart brick block driveway, while to the rear is a fantastic garden which is mainly laid to lawn with an impressive cabin to the back. The garden measures approximately 98ft in length, and being south/west facing enjoys sunlight and a good degree of privacy.

Early viewing highly recommended by sole agents.

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.





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