



KAYBRIDGE
RESIDENTIAL



Seaforth Gardens, Epsom, Surrey, KT19 0NW
Offers in excess of £550,000

Seaforth Gardens, Epsom, Surrey, KT19 ONW

- Chain Free
- Semi-Detached Bungalow
- Two Bedrooms
- One Reception
- Double Glazed / Central Heating
- Sought After Location With Local Shops & Transport
- Spacious Driveway
- Walk to Shops, Schools & Stn

This charming two bedroom semi detached bungalow is been totally refurbished by the previous owner and is situated in a sought after road within easy walking distance of local shops, schools and parks, with Stoneleigh mainline railway station just a little further down the road.

The property is offered to the market with no ongoing chain.

The property offers a good size lounge to the front with a dining room at the rear with a double door opens into to the garden, and a modern bathroom and kitchen contributing to the excellent overall condition.

There are two generously proportioned bedrooms, one of which with large windows allowing in plenty of natural light.

To the front of the property is a paved driveway offering ample off street parking. to the rear is a well kept rear garden enjoys a fantastic degree of privacy.





Local area

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.

Disclaimer

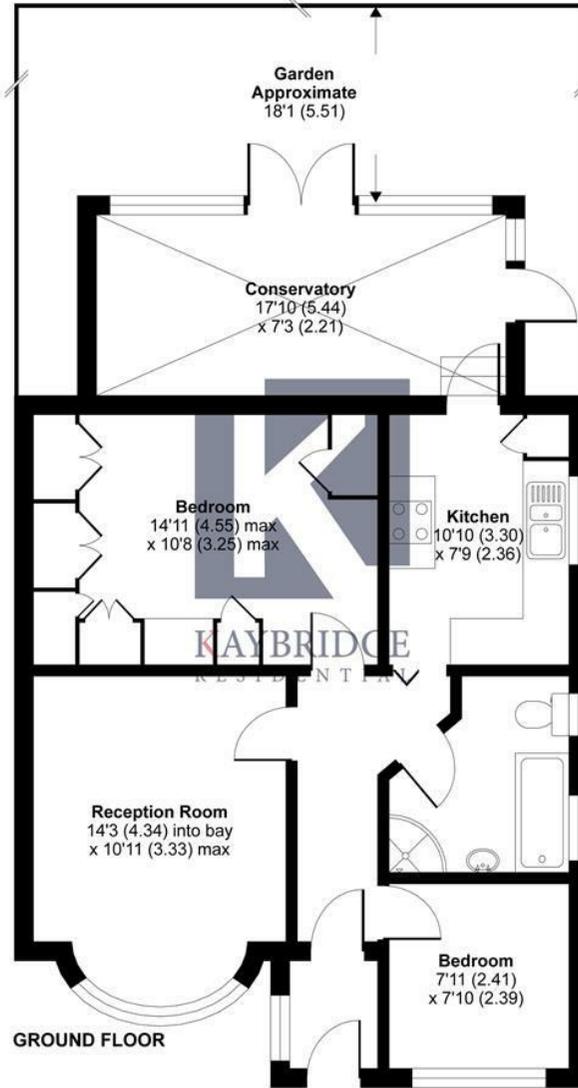
These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the property, room sizes, garden or its location or proximity to other features or facilities which is of specific importance to them. Distances, sizes and areas are only approximate and unless otherwise stated. fixtures contents and fittings are not included in the sale. Prospective purchasers/tenants are always advised to commission a full inspection and structural survey of the property before deciding to proceed with a purchase or rental.



Seaforth Gardens, Epsom, KT19

Approximate Area = 771 sq ft / 71.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Kaybridge Residential Ltd. REF: 763597

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		67	
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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