

**Mark Anthony**

Estate Agents



2 Waverley Road, Stoneleigh, KT17 2LT  
Offers in excess of £800,000





## 2 Waverley Road, Stoneleigh, KT17 2LT

Offers in excess of £800,000

Mark Anthony Estate Agents are proud to bring to the market this attractive three bedroom detached family home located in one of the finest roads in Stoneleigh and benefiting from an ample driveway, garage and a well established level rear garden. Viewing Highly Recommended.

Detached homes in this desirable area are highly coveted due to their rarity and offer superb extension potential (stpp) allowing the next custodian to create a long term home of their dreams, this absolute gem also benefits from no onward chain.

Upon entering the home you are greeted by a spacious entrance hall leading to a light and airy front reception room with deep bay window and feature fireplace, dining room with conservatory overlooking and accessing the rear garden, fitted kitchen with extremely useful deep utility room and cloakroom.

The first floor provides three generously sized bedrooms with the master having built in wardrobes, modern shower room and separate wc.

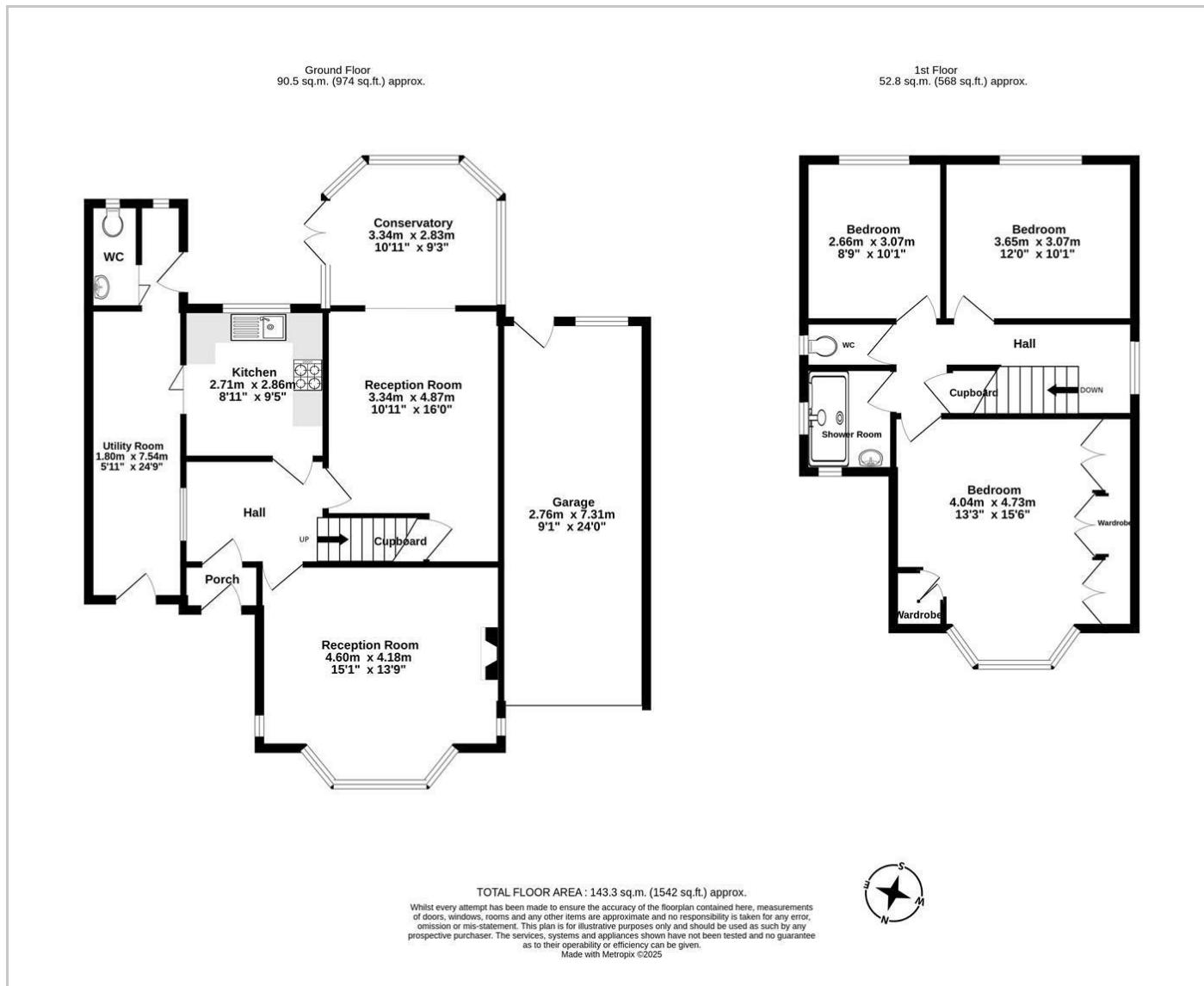
The predominantly lawned South Easterly garden extends to in excess of 100 ft with family patio area providing the perfect space for entertaining and relaxing. The frontage is split between attractive Japanese garden with a lovely ornamental tree and block paved driveway leading to the garage with electric up and over door, providing ample off street parking.

Early viewing is highly recommended to avoid disappointment and to fully appreciate all that this superb family home offers.

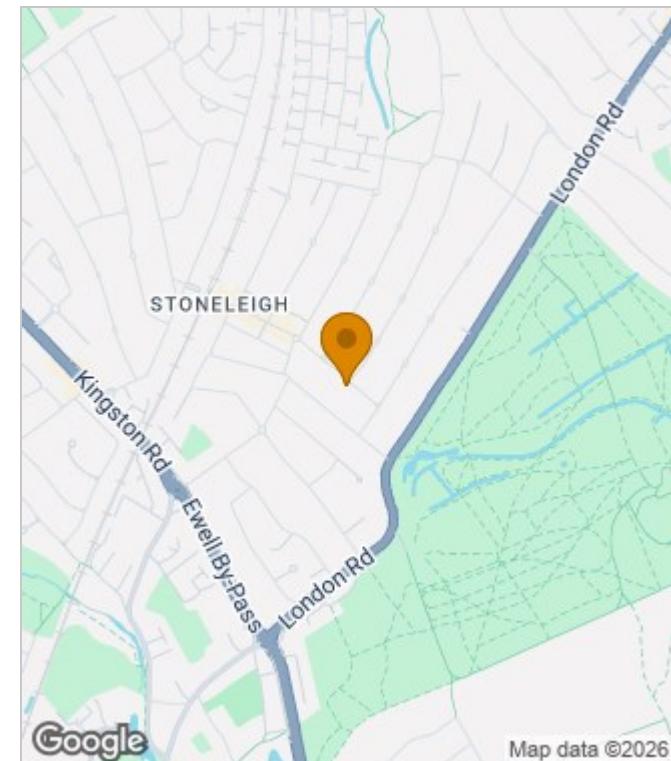
- Attractive three bedroom detached family home located in one of the finest roads in Stoneleigh
- No onward Chain
- Extension potential (stpp) allowing the next custodian to create a long term home of their dreams
- Light and airy front reception room with deep bay window and feature fireplace
- Dining room and conservatory overlooking and accessing the rear garden
- Master bedroom with built in wardrobes
- Modern shower room
- 100 ft South Easterly aspect rear garden
- Off street parking and garage with electric up and over door
- Epc Rating D



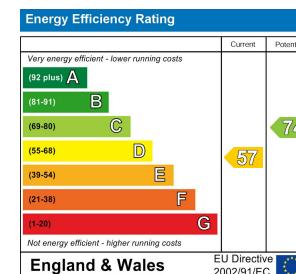
## Floor Plans



## Area Map



## Energy Performance Graph



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