



Woodstone Avenue, Stoneleigh



£580,000

Freehold

- Semi-Detached Chalet Style Home
- Rarely Available
- Two Double Bedrooms
- Extension Potential STPP
- 82ft Rear Garden
- Detached Garage
- Close to Shops & Station



Highly sought after and rarely available chalet style home, offering two double bedrooms and the opportunity to extended STPP in line with other properties in the road. This particular type is the largest original chalet style property in Stoneleigh.

The property comprises an entrance hallway with doors to; 16ft front aspect living room with bay window and feature fireplace, access to understairs storage and double doors to the rear aspect dining room with a feature fireplace and sliding doors to the garden. The kitchen comprises a range of eye and base level units with space and plumbing for utilities with a door to the garden. From the hallway there are doors to the home office/study with bay window and the family bathroom and separate W/C.

On the first floor there are two double bedrooms with built-in storage and access to eaves storage, and a Jack and Jill W/C.

Outside to the front there is a lawned front garden and a spacious driveway offering ample off street parking leading to the detached garage,

The Easterly facing rear garden measures approximately 82ft, the garden is mainly laid to lawn with mature planting and a crazy paved patio across the rear of the property.

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.

Epsom with its range of shops, restaurants, sports facilities, mainline railway station and theatre, as well as the Epsom Downs Racecourse which hosts the world renowned Derby Day is close by. Kingston offering a more comprehensive range of shops is also a short drive away.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

Epsom Office
2 West Street
Epsom, Surrey KT18 7RG
T: 01372 745 850

Ewell Office
220 Chessington Road
West Ewell, Surrey KT19 9XA
T: 020 8394 1234

Stoneleigh Office
62 Stoneleigh Broadway
Stoneleigh, Surrey KT17 2HS
T: 020 8393 9411

Banstead Office
141 High Street Banstead,
Surrey SM7 2NS
T: 01737 333699

 **the personalagent**
sales@thepersonalagent.co.uk | thepersonalagent.co.uk

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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