



Waverley Road, Stoneleigh



£680,000

Freehold

- Semi-Detached
- Four Bedrooms
- Two Bathrooms
- Separate Living and Dining Rooms
- Driveway & Garage
- Home Office/Study
- Walk to Shops, Schools & Station



The Personal Agent are pleased to present this well-presented semi-detached family home, on a highly sought-after road in Stoneleigh. The property has been the subject of multiple upgrades by the current owners and offers four bedrooms, two reception rooms, a separate study, driveway with ample parking and a garage. The property is well-positioned and is just a short walk from Stoneleigh Broadway and railway station, as well as excellent local schools and parkland. The property has planning permission for a single storey rear extension which offers the opportunity to create a large open plan kitchen/living area (Epsom Ref. No: 20/01770/FLH.)

The property comprises an entrance hallway with doors to; 15ft front aspect living room with a feature

fireplace, access to understairs storage and an opening to the dining room with patio doors to the garden, and doors to both the entrance hallway and the kitchen, which offers a range of eye and base level units and integral appliances including; oven and hob, fridge/freezer, washer/dryer and dishwasher. From the hallway there are doors to the family bathroom and separate W/C, the double aspect home office/study completes the ground floor.

On the first floor there are four bedrooms and a family shower room with underfloor heating.

Outside to the front there is a driveway providing ample parking which leads to the garage at the side of the property, the rear garden has a paved terrace

across the rear of the property and a winding path through the lawned area leading to the rear of the garden, there is a courtesy side door to the garage.

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.

Tenure: Freehold.







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 	

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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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