



Newbury Gardens,





# £585,000

- Three Bedrooms
- Semi Detached
- Two Reception Rooms
- Spacious Kitchen
- Downstairs W/C
- Garage & Driveway
- South West Facing Garden
- Walk to Shops, Schools & Stn.

This three bedroom family home is situated in a highly convenient location within easy walking distance of local schools, shops and Stoneleigh railway station.

The property offers fantastic scope for improvement and extension, subject to the usual planning constraints.

Downstairs are two spacious reception rooms and a larger than average kitchen, as well as a large entrance hallway and a downstairs W/C.



Upstairs are three larger than average bedrooms and a family bathroom with a separate W/C.

To the front of the property a brick block driveway leads to a single garage, and to the rear is a south / west facing garden which is mainly laid to lawn.

Early viewing essential. No chain.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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