



Woodstone Avenue, Stoneleigh

The **PERSONAL** Agent

Offers In Excess Of £880,000 Freehold

- Attractive Chalet Style Semi Detached House
- Reception Hall and Downstairs Cloakroom
- Separate Living Room
- Study/Home Office
- Kitchen/Dining Room With Bi Fold Doors
- Master Bedroom With En-Suite
- Four First Floor Bedrooms and Family Bathroom
- Guest Suite With Juliet Balcony and En-Suite
- Well Established Level Rear Garden
- Private Driveway & Detached Workshop

The Personal Agent are delighted to offer this beautifully appointed five bedroom semi detached family home offering an impressive 1882 sq ft of living space located in one of Stoneleigh's most desirable roads.

Some of the standout features include a large open plan fully fitted kitchen with dining/family room and bi-folding doors leading out to a level and secluded landscaped rear garden.

Three independent reception rooms; a living room with feature fireplace, a study/home office and a family/dining room providing a choice of social spaces for the whole family to enjoy.

Five generously sized bedrooms complemented by



three modern bathrooms providing sanctuary and rejuvenation for entire family are also a stand out feature of this fine home.

A skillfully converted loft comprising a private guest suite with Juliet balcony with panoramic views over Stoneleigh with an adjoining dressing room and en-suite shower room complete this fine home.

Located in an enviable position a short walk of Stoneleigh Broadway and railway station, this attractive 1930's home is designed and built in the popular 'chalet style' synonymous with Stoneleigh and has been fully renovated and skilfully extended to provide impressive accommodation over three floors and would ideally suit a growing family or those looking for a home which provides enough space for multigenerational living under one roof.

Outside the rear garden has been beautifully landscaped and features a large stone paved terrace which leads to a well maintained lawn and there is a large wooden timber shed which is currently used as a workshop.

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
Council tax band - E





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Total Area: 1882 SQ FT • 174.87 SQ M
(Including Eaves Storage & Workshop)
Eaves Storage Area: 150 SQ FT • 13.93 SQ M
Workshop Area: 169 SQ FT • 15.67 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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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