



Chadacre Road, Stoneleigh

The **PERSONAL** Agent

Guide Price £675,000

Freehold

- Attractive Chalet Style Semi Detached House
- Spacious Entrance Hall. D/S Shower Room and W.C
- Living Room With Bay Window
- Dining/Family Room
- Stylish Fully Fitted Kitchen
- Study/Bedroom Four
- Three First Floor Bedrooms
- Modern Family Bathroom
- Well Established and Secluded Level Rear Garden
- Ample Driveway and Detached Garage

This attractive chalet style semi detached family home is located in a highly regarded road in Stoneleigh and benefits from an ample driveway, detached garage and a well established level rear garden. Offered to the market with no onward chain.

Homes in this desirable area are highly coveted due to their aesthetically pleasing appearance and superb extension potential allowing the next custodian to create the home of their dreams and there is plenty of inspiration nearby, as neighbouring properties have already undergone extensive refurbishments that are visually impressive and contribute to the upmarket feel of the area.

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.

As you enter the home you are greeted by a spacious entrance hall with a modern downstairs shower room and separate W.C and there are three independent reception rooms; a living room



with feature fireplace and large bay window to the front aspect, a study/home office which can be used as bedroom four and a family/dining room with sliding patio doors to the rear garden beyond, providing a choice of social spaces for the whole family to enjoy.

The kitchen is fitted with a stylish range of floor and wall mounted high gloss units and complemented by black granite worktops and tiled splashbacks and a modern Vaillant boiler. Appliance wise you have a double range cooker with hob and a wine fridge on hand when you are preparing culinary delights and entertaining guests.

Three generously sized double bedrooms complemented by a spacious modern bathroom providing sanctuary and rejuvenation for entire family are also a stand out feature of this fine home.

Outside the rear garden has been beautifully maintained and features a paved terrace seating area which leads to a level lawn with a wooden timber shed to the rear. To the front you have a private block paved driveway which leads to a detached 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.

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.

Tenure - Freehold
Council Tax Band: F





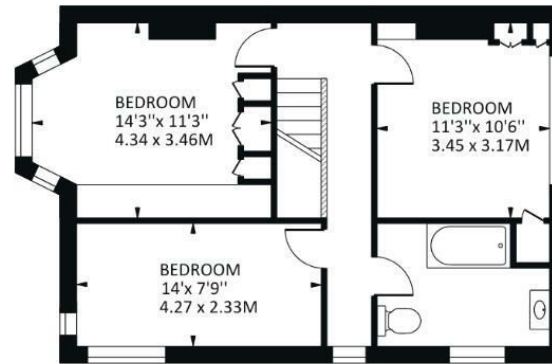
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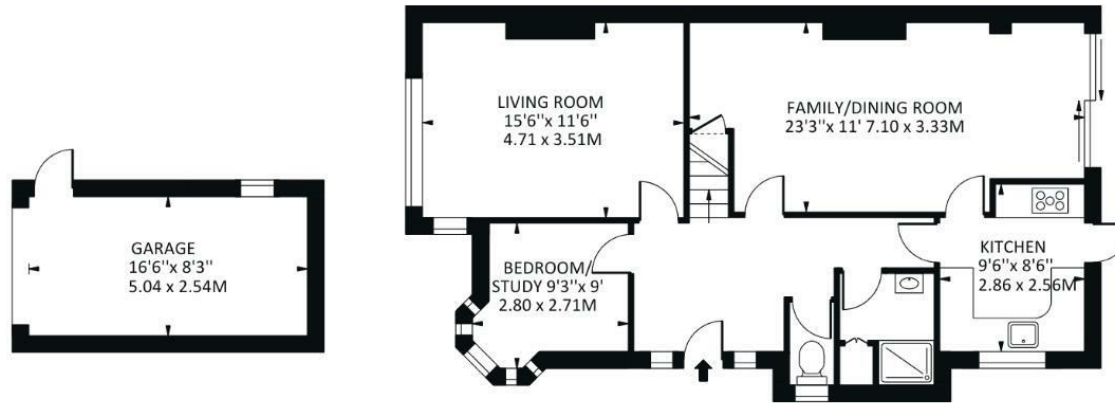
Chadacre Road

Total Area: 1431 SQ FT • 132.93 SQ M

(Including Garage)
Garage Area : 138 SQ FT • 12.80 SQ M



FIRST FLOOR



GROUND FLOOR

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

77

62

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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.

