



Sparrow Farm Road, Stoneleigh

The **PERSONAL** Agent

Offers Over £600,000

Freehold

- Extended 1930's period house
- Modern kitchen/dining room
- Two great sized reception rooms
- Practical utility room & D/s W.C
- Three nicely proportioned bedrooms
- Modern family bathroom
- Level rear garden
- 38ft driveway & frontage
- 10 minute walk to station
- Close to schools & local shops

The Personal Agent are proud to present this attractive and beautifully presented family home, featuring a fantastic kitchen/dining room extension, which certainly ensures that this fine property stands out from the crowd.

There is a real attention to detail throughout this home, with our clients choosing stylish design touches that provide an enviable ground floor living space which is perfect for entertaining, social occasions and most importantly, day to day family life.

Blending traditional charm with a contemporary yet practical layout, the accommodation is bright and spacious being laid out over two floors. However, for buyers looking for longevity within a home, there is further potential and scope for a significant loft conversion, which many of these homes have undertaken, subject to planning permissions being obtained.

Our vendors are potentially suited, meaning a swifter than usual move could be facilitated.



The enclosed entrance porch and welcoming entrance hall links to the living room which provides a warm, cosy yet spacious feel with stylish fitted plantation shutters, helping to create a fantastic first impression. The rear reception room is a perfect family space as it directly links to what is definitely the heart of this home, the extended kitchen/dining room with doors linking to the garden.

From a practical viewpoint, this well designed home also has a utility room and a downstairs cloakroom too, whilst upstairs there are three nicely proportioned bedrooms, a modern family bathroom and a sizable loft space.

Outside, the property also shines with a great sized 45ft x 31ft garden that for a terraced house enjoys a practical L-shaped layout which will provide a good amount of space for the kids to let off steam and a 38ft frontage with driveway and off street parking.

Homes in this desirable area are extremely popular due to its

excellent location close to good local schools, parks and high street with a wide choice of cafes, restaurants and pubs and station with regular fast trains to London Waterloo.

The property is within walking distance of both Stoneleigh station which is roughly a 10 minutes walk (0.5 of a mile) and Worcester Park mainline rail station which is 20 minutes walk with regular services to London and both the M25 and A3 are easily accessible, giving a straight forward route to London and both Heathrow and Gatwick international airports.

There are also local bus routes nearby giving convenient access to Morden underground making this property ideal for commuters.

Tenure: Freehold
Council Tax: D

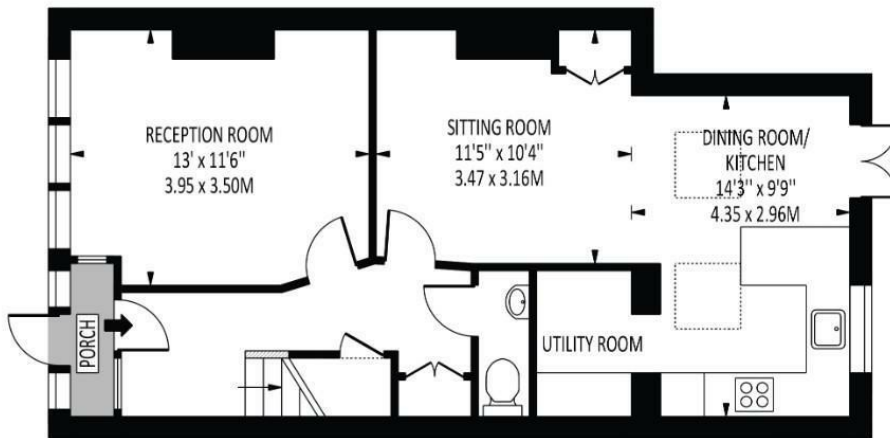




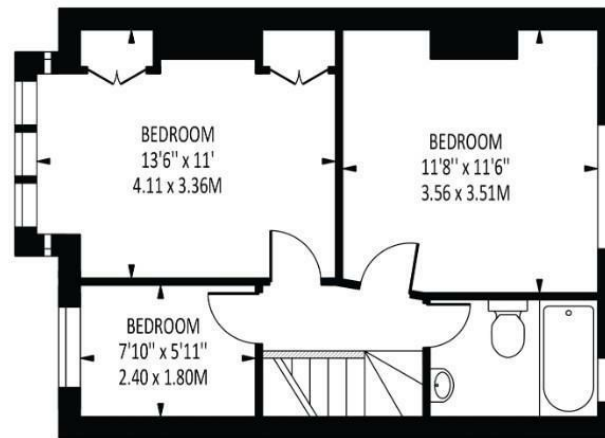
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Sparrow Farm Road
Total Area: 984 SQ FT • 91.42 SQ M



GROUND FLOOR



FIRST 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		
	60	
England & Wales		EU Directive 2002/91/EC

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