



Stoneleigh Park Road, Stoneleigh

The **PERSONAL** Agent

£575,000

Freehold

- No onward chain
- Three bedroom semi detached house
- Sought after Stoneleigh Park Road location
- Through lounge/dining room
- Large rear garden
- Requires full modernisation throughout
- Excellent potential to extend (STPP)
- Close to local amenities, schools and transport links
- Ideal refurbishment opportunity
- Viewings by appointment

The Personal Agent are proud to present this three bedroom semi detached home to the market. Offering significant scope for modernisation and extension (STPP), this is a fantastic opportunity for buyers to create a wonderful family home tailored to their own tastes and requirements. All while being perfectly positioned just moments from Stoneleigh Railway Station and the amenities of Stoneleigh Broadway, the property enjoys a highly sought-after and convenient location.

Offered to the market with no onward chain, this three bedroom semi detached family home is situated on the highly sought after Stoneleigh Park Road and presents an excellent opportunity for buyers looking to create a home tailored to their own tastes and requirements.



The property offers well proportioned accommodation throughout, including a spacious through lounge/dining room, providing an ideal space for both everyday living and entertaining. Upstairs, there are three bedrooms and a family bathroom.

Externally, the property benefits from a large rear garden, offering significant potential for extension (STPP) and creating a wonderful outdoor space for families to enjoy.

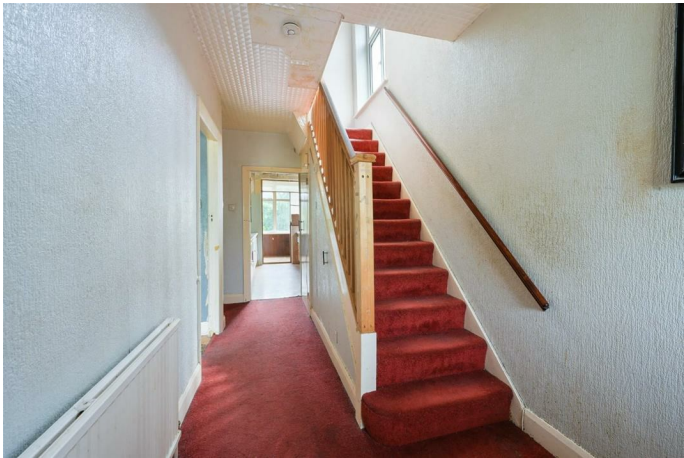
While the property requires full modernisation throughout, it represents a rare opportunity to acquire a home in a prime location and add considerable value through refurbishment and improvement.

Early viewing is highly recommended.

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

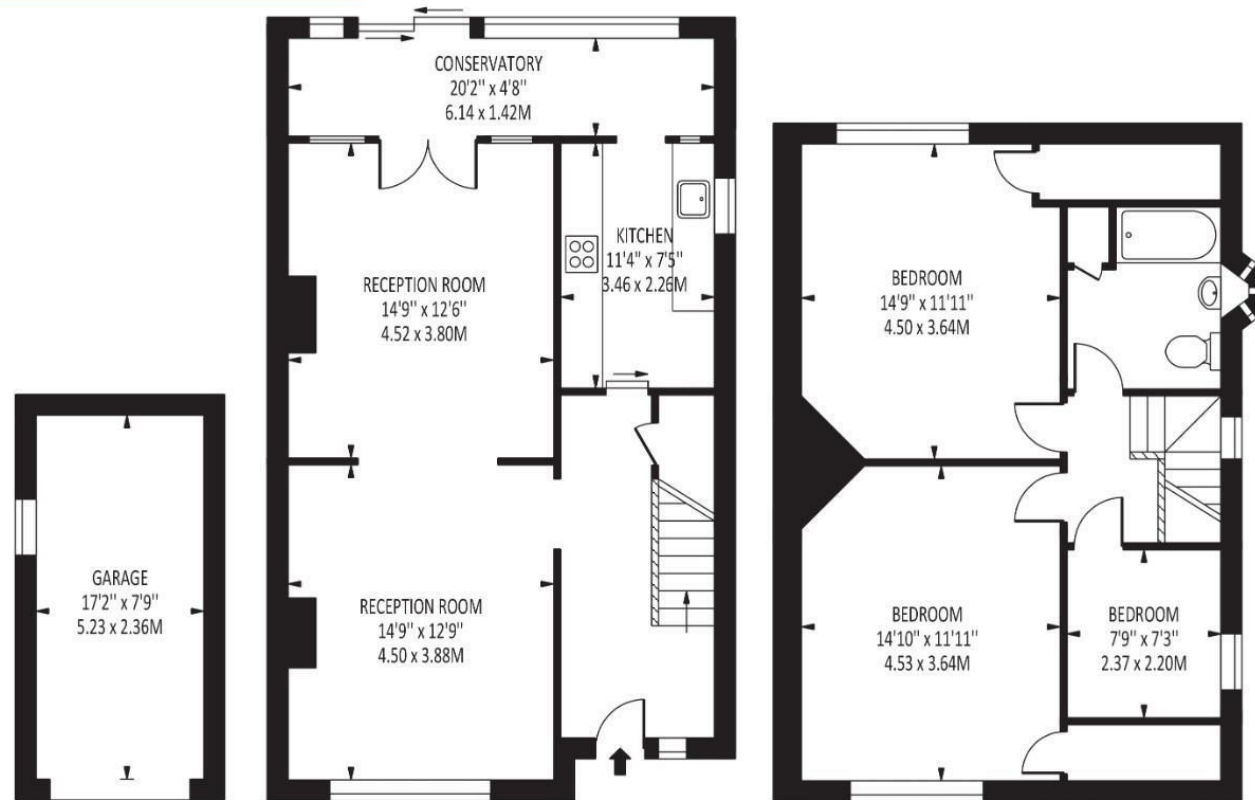






Stoneleigh Park Road

Total Area: 1395 SQ FT • 129.57 SQ M
(Including Garage)
Garage Area : 133 SQ FT • 12.34 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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		71
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.

