



Ravensfield Gardens, Stoneleigh

The **PERSONAL** Agent

£850,000

Freehold

- Four Bedrooms
- Semi Detached
- 31x16ft Kitchen / Dining Room
- Separate Lounge
- Ensuite Shower Room
- Fully Refurbished
- 123ft Garden
- Walk to Shops, Schools & Station



The Personal Agent are proud to present to the market this truly stunning four bedroom family home which has been refurbished and extended by it's current owners.

The property boasts a kitchen / dining / living space to the rear measuring over 31ft x 16ft with bi folding doors to the garden. Further features to note downstairs include a separate utility room, a w/c off the entrance hallway and a spacious lounge with bay window.

To the first floor are three bedrooms arranged in a classic 1930s layout with two large double bedrooms and one single bedroom opposite the family bathroom.

The top floor is occupied by the 17ft x 13ft Master bedroom and ensuite shower room.

Outside, to the front of the property is a driveway and to the rear is a larger than average garden measuring 123ft in length with a westerly aspect.

The property also comes with additional planning already approved for a double story side extension (planning number 21/01195/FLH), along with planning approved for a detached garden room (Planning number 20/00702/CLP)

Early viewing highly recommended by sole agents.

Stoneleigh is a highly sought after residential area

with a bustling Broadway of shops and restaurants at it's 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 straightforward route to London and both Heathrow and Gatwick international airports.

Tenure - Freehold
Council tax band - E







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	80
(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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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.

