



Park Avenue East, Stoneleigh



£650,000

- Three Bedrooms
- Detached House
- Lounge / Dining Room
- Extended Kitchen/B, Fast Room
- Downstairs W/C
- Garage & Driveway
- Highly Sought After Road
- Walk to Shops, Schools & Stn.



Situated in Stoneleigh's most highly sought after road ****Park Avenue East**** is this spacious three bedroom, detached family home.

The property offers a large double aspect lounge / dining room with a sliding door to the garden, and a kitchen which has been extended to the side to provide a breakfast area.

Upstairs are three generously proportioned bedrooms and a family bathroom. The property has scope for refurbishment works throughout.

The low maintenance garden to the rear offers a good degree of privacy. A garage and brick block driveway complete this highly desirable home.

Sole agents. No chain.

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.







Ground Floor

Park Avenue East, Stoneleigh
Total Area: 139.0 m² ... 1496 ft² (excluding garden)

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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

Epsom Office

2 West Street
Epsom, Surrey KT18 7RG
T: 01372 745 850

Ewell Office

220 Chessington Road
West Ewell, Surrey KT19 9XA
T: 020 8394 1234

Stoneleigh Office

62 Stoneleigh Broadway
Stoneleigh, Surrey KT17 2HS
T: 020 8393 9411

Banstead Office

141 High Street Banstead,
Surrey SM7 2NS
T: 01737 333699



sales@thepersonalagent.co.uk | thepersonalagent.co.uk

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