Sparrow Farm Road, Stoneleigh

The PERSONAL Agent

Guide Price £575,000

Freehold

- Four bedroom terraced family home
- Arranged over three well proportioned floors
- Spacious kitchen/dining room to the rear
- Bright front reception room with bay window
- Top floor principal bedroom with en suite shower room
- Detached double garage offering excellent storage or workspace potential
- Property offered in fair condition with scope for modernisation
- Excellent opportunity to add value and personalise
- Potential to extend the ground floor subject to planning permission
- Popular residential location close to local amenities and transport links

The Personal Agent are delighted to welcome to the market this spacious family home, set just minutes from Stoneleigh Broadway and all it has to offer, including local amenities and the train station. The property is also extremely well positioned close to the renowned Nonsuch Park.

Situated within a popular residential location, this four bedroom 1930's house offers an excellent opportunity for buyers looking to modernise and add value over time.

The property is currently presented in fair condition throughout but would benefit from updating in parts, making it an ideal purchase for those seeking a home they can put their own stamp on. The accommodation is well proportioned across three floors and offers a flexible layout for growing families.

The ground floor comprises a welcoming entrance hall, a bright front reception room with a square bay window, and a spacious kitchen/dining room to the rear overlooking the garden. There is also clear potential to extend across the ground floor, subject to the usual planning consents, which could significantly enhance the living accommodation further.

To the first floor are two generous double bedrooms, a further single bedroom/study and a family bathroom, while the top floor provides an additional large double bedroom with eaves storage and en suite shower room, creating an ideal principal suite or guest accommodation.

Externally, the property benefits from a detached double garage and further scope for improvement, making this an exciting long term prospect for buyers wanting both space and future potential and there is also a handy storage shed.

Early viewing is highly recommended to appreciate the opportunity on offer.

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 - D

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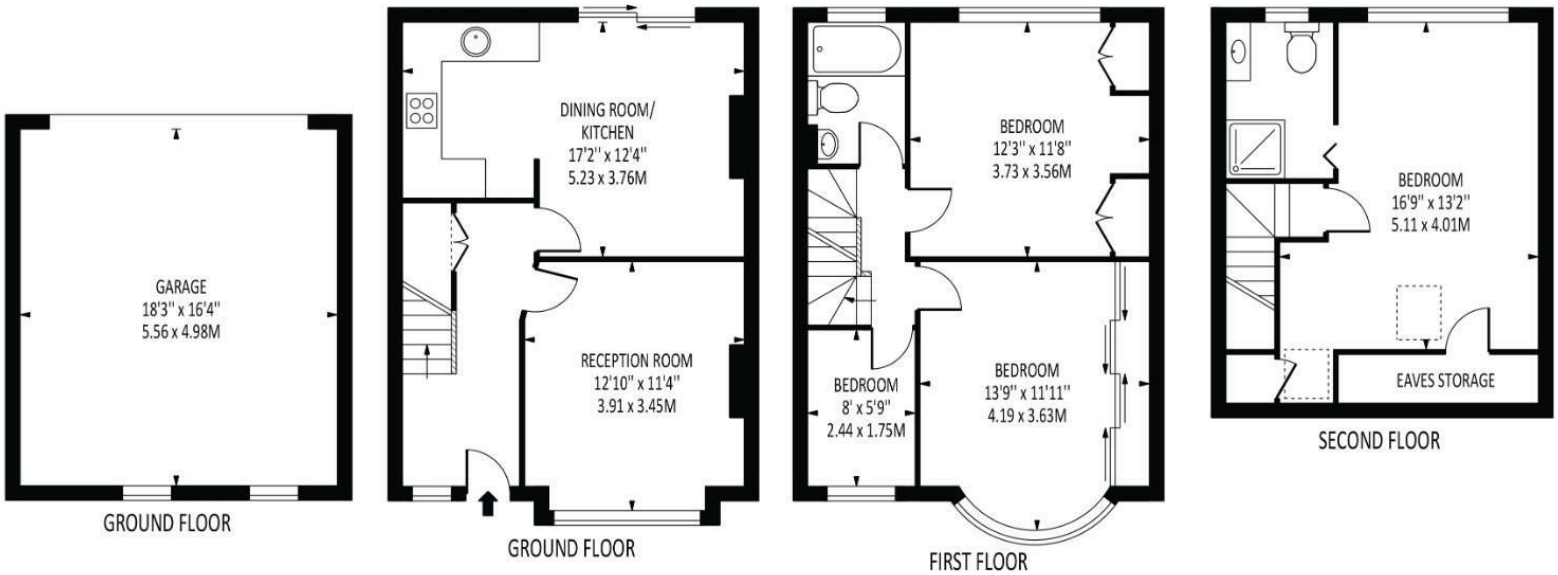
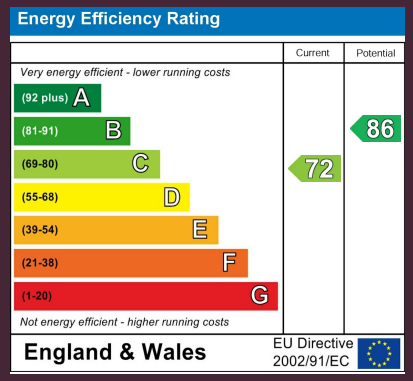
Total Area: 1464 SQ FT • 136.01 SQ M
(Including Eaves Storage & Garage)
Eaves Storage Area : 26 SQ FT • 2.42 SQ M
Garage Area : 298 SQ FT • 27.69 SQ M





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Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
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EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

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The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.

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