



Rosedale Road, Stoneleigh

The **PERSONAL** Agent

Offers In Excess Of £750,000 Freehold

- Substantial Four Bedroom Semi Detached
- Three Reception Rooms
- Converted Loft
- Generous Rear Garden
- Sought After Residential Location
- Moments Walk From Stoneleigh Train Station
- Integral Garage
- Flexible Second Kitchen and Utility/Sun Room
- Off Street Parking

Set within a highly sought-after residential road, just a short walk from Stoneleigh railway station and Stoneleigh Broadway, this substantial four bedroom semi detached family home offers almost 2,000 sq. ft. of versatile accommodation. Perfectly positioned for commuters and families alike, the property enjoys easy access to excellent transport links, a wide range of local shops, cafés and everyday amenities, while providing an exciting opportunity to modernise and create a truly exceptional home.

The property opens into a welcoming entrance hall, leading to three generous reception rooms offering excellent flexibility. The bright front reception features a beautiful curved bay window, while the dining room is ideal for entertaining and the rear sitting room



overlooks the garden.

The ground floor also benefits from two kitchen areas, a spacious utility/sun room with direct garden access, downstairs WC and integral garage.

Upstairs are three well-proportioned bedrooms, including two generous doubles, plus a family bathroom and separate WC. The loft conversion provides a fourth bedroom of over 17ft, ideal as a principal bedroom, guest room or home office. Outside, there is off-street parking, an integral garage and a generous rear garden with potential to extend, subject to planning.

Offering nearly 2,000 sq. ft., this substantial semi-detached home combines character, versatility and excellent potential in a sought-after Stoneleigh location, close to the station and Broadway.

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- F



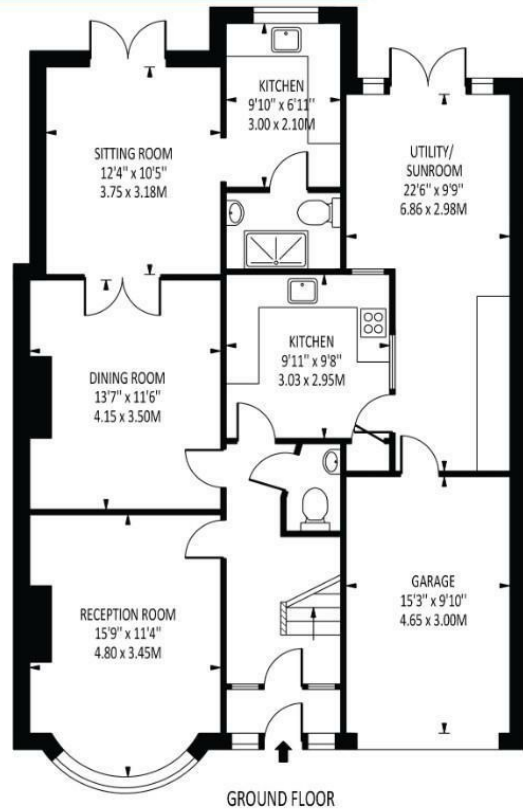


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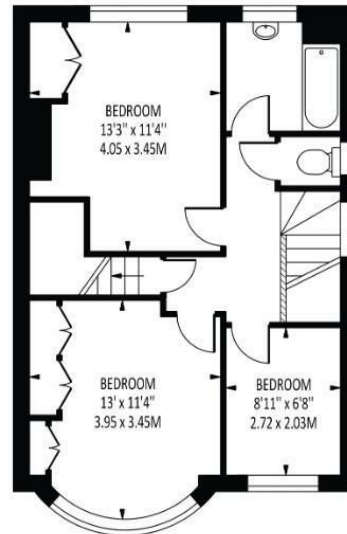


Rosedale Road

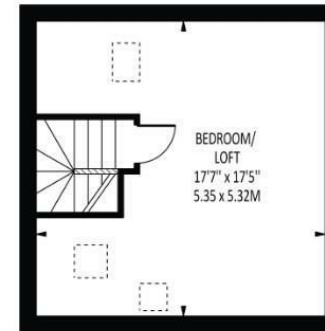
Total Area: 1993 SQ FT • 185.17 SQ M
(Including Garage)
Garage Area : 150 SQ FT • 13.95 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND 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		84
(69-80) C	69	
(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

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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.

