



Thorndon Gardens, Stoneleigh

The **PERSONAL** Agent

Price Guide £550,000

Freehold

- Three Bedroom Semi Detached House
- In Need Of Modernisation
- Potential For Extension (Subject to Planning)
- Covered Front Entrance and Hallway
- Two Reception Rooms
- Kitchen
- Family Bathroom
- Well Established Front and Rear Garden
- Driveway and Attached Garage
- No Chain

A three bedroom semi detached house with private driveway and attached garage in need of modernisation and offering further potential for extension STPP, with a well established level rear garden, situated in one of Stoneleigh's sought after residential roads and offered to the market with no onward chain.

Homes in this desirable area are highly coveted due to their aesthetically pleasing appearance and superb extension potential allowing the next custodian to create the home of their dreams and there is plenty of inspiration nearby, as neighbouring properties have already undergone extensive refurbishments that are visually impressive and contribute to the upmarket feel of the area.

You approach the property via a pretty front garden with lawn and driveway which leads to a covered front entrance where upon entering the home you are greeted by the entrance hall with stairs to the first floor landing.



From here a doors leads through to a bright and spacious living room with a double glazed bay window to the front aspect and there is a separate dining/family room with double glazed sliding patio doors which lead out to the level and secluded rear garden.

The kitchen/breakfast room is fitted with a range of floor and wall mounted beech effect units with light marble effect worktops and space for kitchen appliances with space for a small dining table and chairs and provides access to rear garden.

Upstairs there are three good sized bedrooms all with double glazed windows, along with a family bathroom.

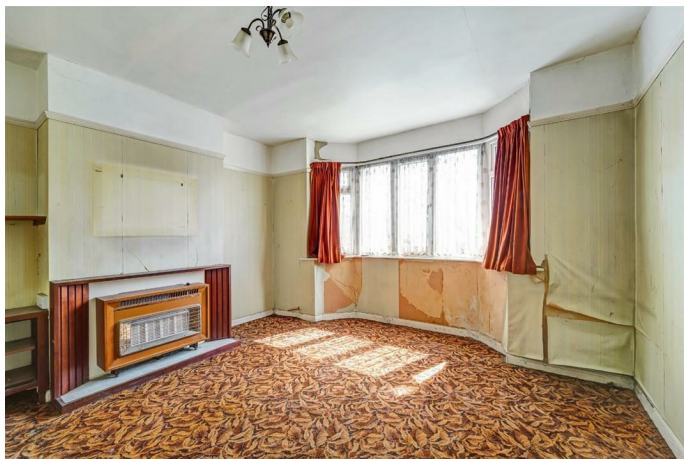
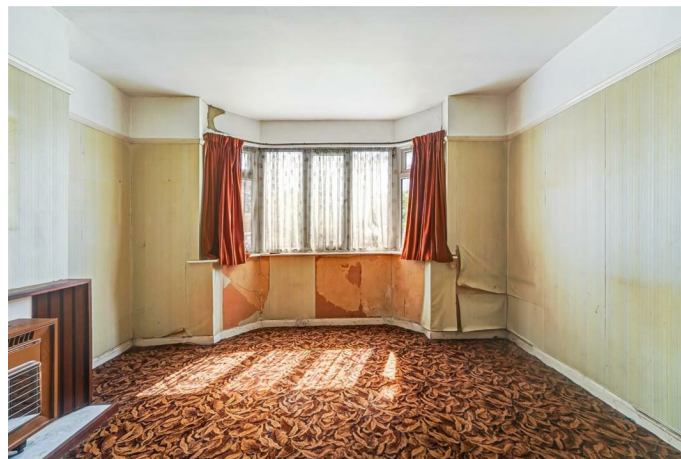
A particular feature is the well established and secluded rear garden, a peaceful space to relax and enjoy with lots of potential for a home office or garden studio and wooden timber shed.

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

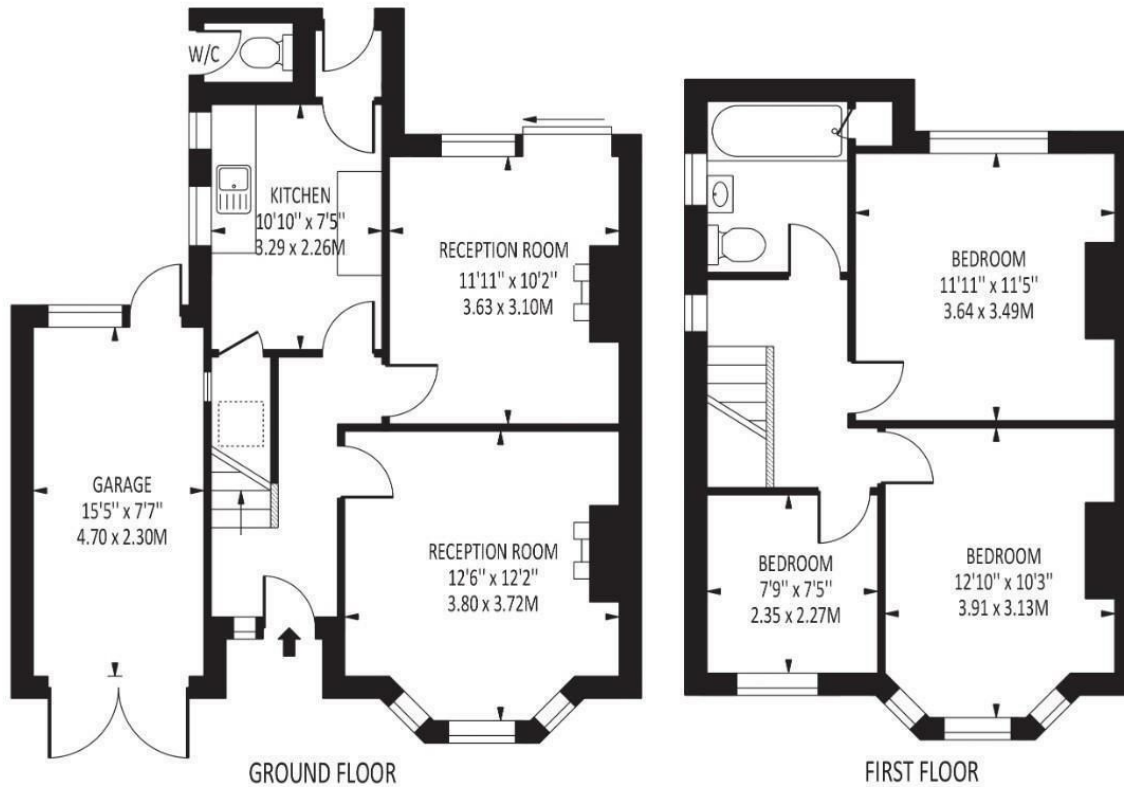




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Thorndon Gardens

Total Area: 1019 SQ FT • 94.70 SQ M
(Including Garage & W/C)
Garage Area : 116 SQ FT • 10.81 SQ M
W/C Area : 11 SQ FT • 0.99 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	79
England & Wales		
EU Directive 2002/91/EC		

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