



Park Avenue West, Stoneleigh

The **PERSONAL** Agent

Offers In Excess Of £580,000 Freehold

- Semi Detached
- Unextended Chalet Style Home
- Three Bedrooms
- 106ft South Easterly Facing Garden
- Two Separate Reception Rooms
- Detached Garage
- Short Walk to Shops, Schools & Station
- Extension Potential STPP



****Unextended Chalet Style Home****

This stunning family home has the increasing rarity of dormer extension potential which is one of the most cost effective ways of adding upstairs bedrooms in a layout to suit the needs of its owner, subject to the usual planning permissions.

This three bedroom chalet style home is situated within walking distance of local schools, shops and Stoneleigh railway station which has a frequent service to Waterloo. This house is also opposite a little known playing field next to the Stoneleigh allotments, a great space for little ones to really stretch their legs.

The property comprises a spacious entrance hall with

doors to; 16ft front aspect lounge, 17ft11 rear aspect dining room with access to understairs storage and double doors opening to the garden, kitchen which would benefit from updating with a range of eye and base levels units with space for utilities and access to the loft space above the kitchen, family bathroom, separate W/C and bedroom three/home office.

On the first floor there are two double bedrooms, both with inbuilt storage, access to eaves storage and access to the loft space which is insulated.

Outside to the front there is a front garden area with mature shrub borders, driveway for off street parking which leads to the detached garage.

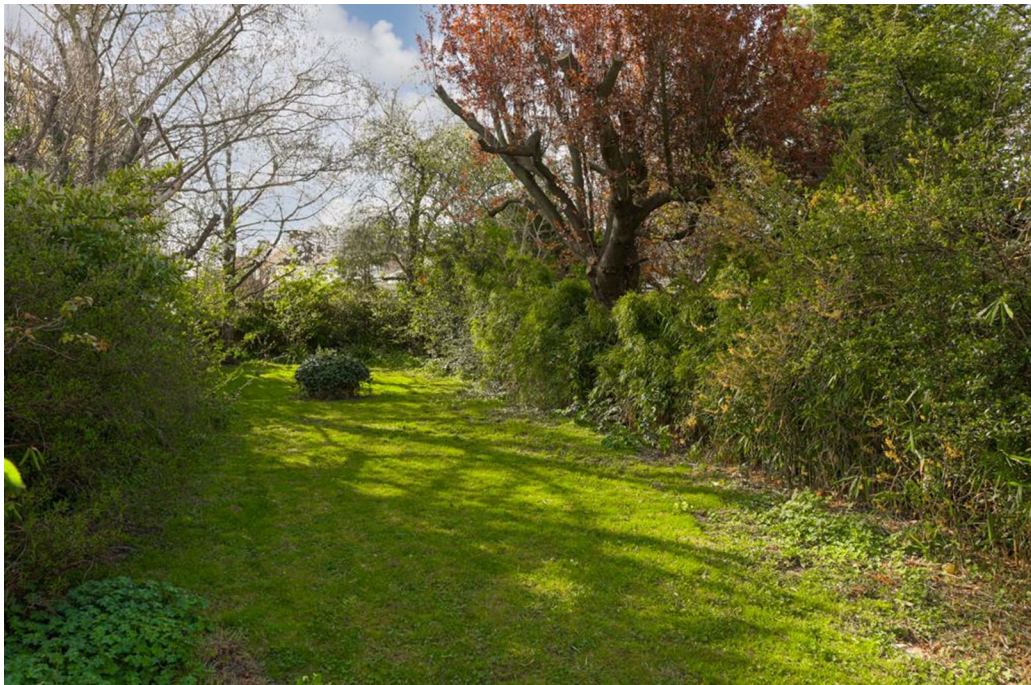
The rear garden measures approximately 106ft and is south easterly facing, it is mainly laid to lawn with mature planting.

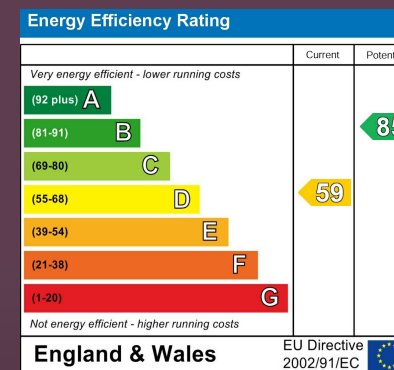
Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch 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.







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 333699

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



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



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Agent

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