



Chadacre Road, Stoneleigh

The **PERSONAL** Agent

Guide Price £725,000

Freehold

- Detached Family Home on Prominent Corner Position.
- Ample Off Street Parking and Detached Garage
- Welcoming Entrance Hall and W.C
- Spacious Interconnecting Reception Rooms
- Kitchen/Dining Room With Access to Garden
- Three Generously Sized Bedrooms
- Shower Room with Adjoining Cloakroom
- Large Well established Level Rear Garden
- Excellent Extension Potential STPP
- No Onward Chain

The Personal Agent are proud to present this distinguished three bedroom detached family home, enviably positioned on a generous corner plot within one of Stoneleigh's most desirable residential pockets. With a detached garage to the rear, secure gated driveway access and ample off-street parking to the front, the property offers both presence and practicality in equal measure.

This charming home provides exceptional scope for extension and reconfiguration (STPP), making it an outstanding opportunity for those seeking to create a bespoke family residence in a highly sought after location. Families will appreciate the close proximity to Meadow and Nonsuch Primary School, the open green spaces of Nonsuch Park, and the vibrant amenities of Stoneleigh Broadway, including its mainline station.

Offered with no onward chain, the property represents a rare chance to secure a detached home with significant potential.

Lovingly maintained for over 30 years, the property retains a warm and welcoming atmosphere throughout. Its traditional



1930s Art Deco architecture is immediately evident, with a gracious formal entrance hall and elegant interconnecting reception rooms that flow effortlessly to create versatile and comfortable living spaces.

The ground floor has already been enhanced by a thoughtful extension, forming a generous dining/family room that naturally becomes the heart of the home. This space leads seamlessly into the fully fitted kitchen, while the hallway provides access to a convenient guest W.C.

Upstairs, three well proportioned bedrooms offer peaceful retreats for every member of the household, all served by a modern shower room and adjoining w.c. The loft provides excellent practical storage and presents exciting potential for future development, subject to the usual consents.

Outside, the property continues to impress. A large paved terrace forms an inviting setting for outdoor dining and relaxation, drawing you out to enjoy the space. Beyond this, an expansive lawn offers a wonderful backdrop for family life,

gardening or entertaining. To the rear, the detached garage is accessed via a secure gated driveway, adding further versatility and convenience.

Stoneleigh is a highly sought after residential areas 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.

Epsom with its range of shops, restaurants, sports facilities, mainline railway station and theatre, as well as the Epsom Downs Racecourse which hosts the world renowned Derby Day is close by. Kingston offering a more comprehensive range of shops is also a short drive away.

Tenure: Freehold
Council Tax Band: F



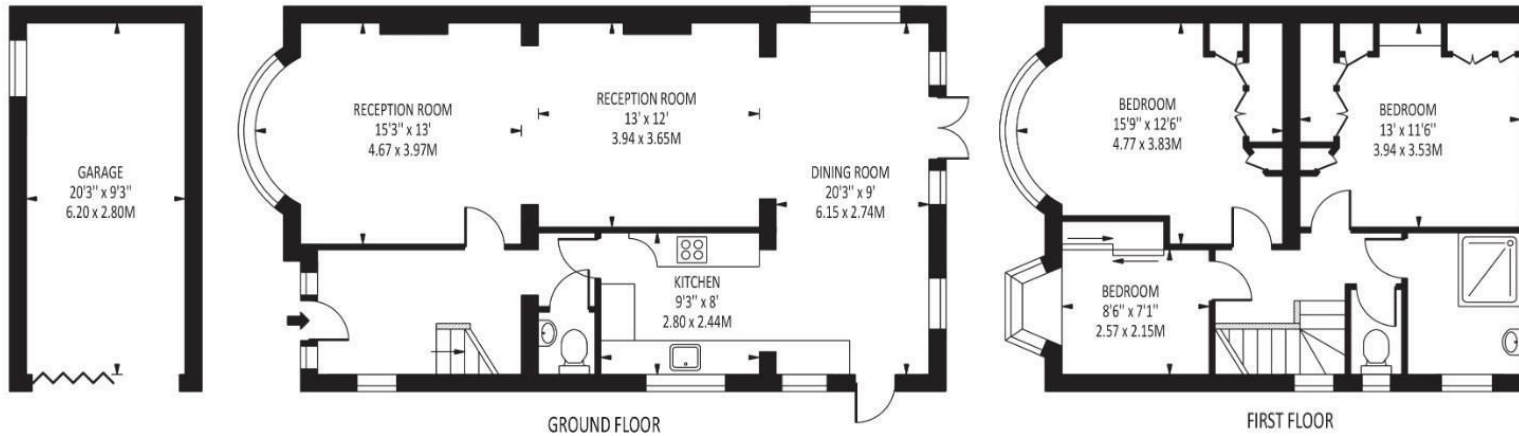


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Total Area: 1501 SQ FT • 139.42 SQ M
(Including Garage)
Garage Area : 187 SQ FT • 17.36 SQ M



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		
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.

