



Stoneleigh Avenue, Worcester Park

The PERSONAL Agent

# Guide Price £685,000

## Freehold

- Stunning Four Bedroom 1930's Residence
- Enclosed Porch and Traditional Entrance Hallway
- Spacious Lounge With Open Feature Fireplace
- Downstairs Cloakroom
- Stunning Rear Kitchen/Dining/Family Room Extension
- Three First Floor Bedrooms
- Modern Family Bathroom
- Master Bedroom With Fitted Wardrobes and Ensuite
- Level Landscaped Rear Garden With Detached Home Office
- Private Driveway and Highly Sought After Location



The Personal Agent are proud to present this skilfully extended and beautifully presented family home, featuring the most stunning rear kitchen extension which certainly ensures that this fine property stands out from the crowd.

There is a real attention to detail throughout this home, with our clients choosing stylish design touches that provide an enviable ground floor living space which is perfect for entertaining, social occasions and most importantly, day to day family life.

Blending traditional charm with a contemporary yet practical layout, the accommodation is bright and spacious being laid out over three floors, perfect for buyers looking for longevity within a home and with the additional recently built fully equipped home office this home really does tick all the boxes.

Parking is a breeze with a private block paved driveway to the front with parking for two/three vehicles.

Worcester Park offers a large choice of amenities including a Waitrose, banks/building societies and other essential stores, as well as a variety of restaurants, with Kingston just a short drive away offering a more comprehensive range of shops. Worcester Park also offers great access to public transport.

The bright and airy entrance hall sets the tone of what's to come and from here you have access to a spacious living room with a large double glazed window and open feature fireplace providing privacy to relax and unwind.

Definitely the heart of this home, the stunning kitchen/dining/family room is both spacious and visually impressive with bi-folding doors opening onto the landscaped rear garden and a large lantern window floods the room with natural light. The tasteful kitchen is fully fitted with a matching breakfast bar seating area and there is a defined dining area and family room that all blend together to provide the ultimate space. From a practical viewpoint, this home also delivers with the thoughtful addition of a downstairs cloakroom.

On the first floor are three nicely proportioned bedrooms, a luxurious family bathroom and the loft has been skilfully converted to provide a generous master bedroom with a double glazed window which overlooks the rear garden. There are bespoke fitted wardrobe cupboards and ample eaves storage space and a modern and stylish shower room providing a peaceful retreat for rest and rejuvenation.

Outside, the property also shines and enjoys brilliant privacy with a level artificial lawn and Indian sandstone pathway and terrace providing access to a detached home office/summer house perfect all year round use.

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.

The property is within walking distance of Worcester Park mainline rail station with regular services to London and both the M25 and A3 are easily accessible, giving a straight forward route to London and both Heathrow and Gatwick international airports.

There are also local bus routes nearby giving convenient access to Morden underground making this property ideal for commuters.

Tenure - Freehold  
Council tax band - D



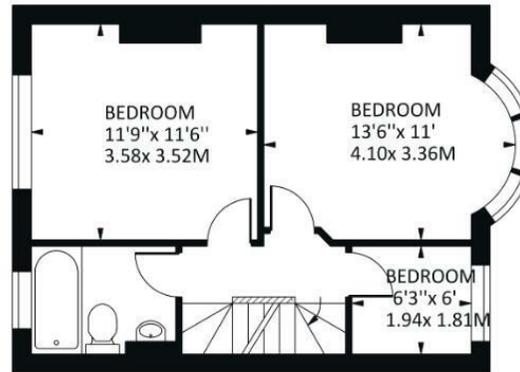


## Stoneleigh Avenue

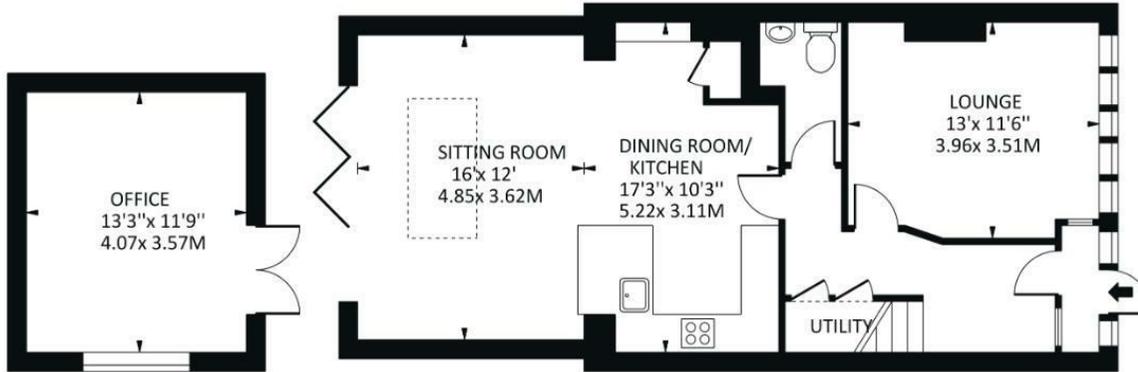
Total Area: 1576 SQ FT • 146.42 SQ M  
 (Including Eaves Storage, Restricted Height Area & Office)  
 Eaves Storage & Restricted Height Area : 68 SQ FT • 6.31 SQ M  
 Office Area : 156 SQ FT • 14.53 SQ M



SECOND FLOOR



FIRST FLOOR



GROUND 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		
(69-80)	C	75	84
(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	

### 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

01372 814 900

### LETTINGS & MANAGEMENT

157 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.



The  
**PERSONAL**  
Agent

**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.

