



London Road, Stoneleigh

The **PERSONAL** Agent

Price Guide £650,000

Freehold

- Elegant Three Bedroom 1930's Semi
- Private Driveway and Detached Garage
- Enclosed Porch and Spacious Entrance Hall
- Dining Room With Bay Window and Bespoke Shutters
- Spacious Living/Family Room
- Modern Fully Fitted Kitchen
- Three Well Proportioned Bedrooms
- Stylish Family Bathroom
- Well Established and Secluded Level Rear Garden
- Opposite The Historic Nonsuch Park

A stylish and sophisticated three bedroom semi detached house with driveway and level rear garden situated opposite the historic Nonsuch Park and within walking distance of highly regarded primary and infant schools and both Stoneleigh Broadway and Ewell Village.

The accommodation is perfect for family living with two large reception rooms and a modern fully fitted kitchen and there is further potential for extension to the rear, side and into loft subject to planning permission being obtained.

The welcoming hallway is bright and spacious and there are stairs to the first floor landing both the dining room and main bedroom benefit from bespoke window shutters.



Upstairs you have three well proportioned bedrooms which are served by a modern and stylish family bathroom. The loft is fully boarded with carpet laid and skylight windows and is easy accessed via a pull down ladder, providing office space, studio or hobbies room or simply as practical storage.

Outside the level rear garden is sunny and secluded with a large timber decked terrace seating area with access to a large lawn and there is a private block paved driveway to the front providing off road parking for two cars with secure gated access to a detached garage equipped with power and lighting providing additional off road parking.

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.

Additionally, there is a bus stop located within a short walk of the property offering easy access to Modern, Worcester Park, Sutton, Kingston and further afield.

Tenure - Freehold
Council Tax Band - E

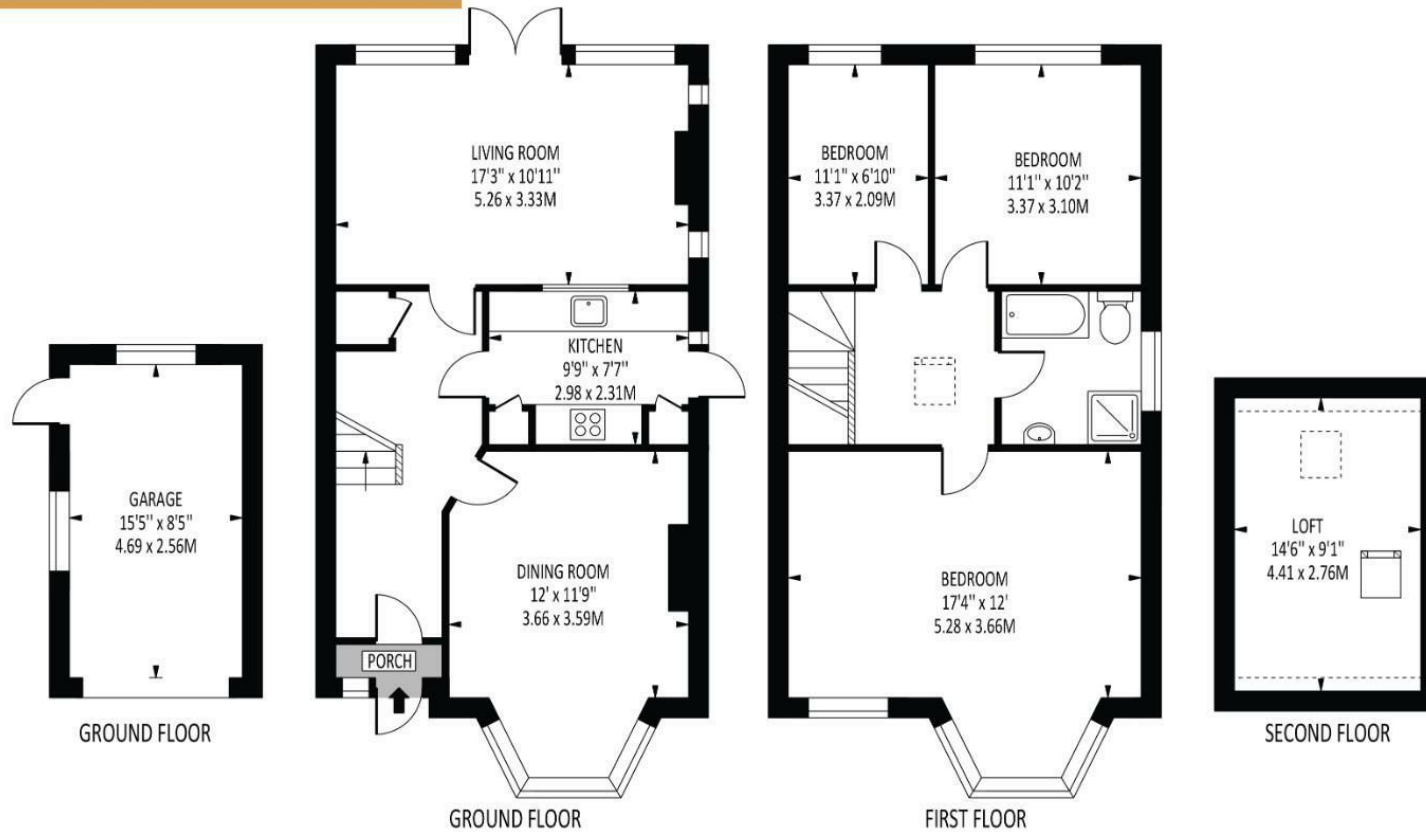




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Total Area: 1387 SQ FT • 128.83 SQ M
(Including Garage & Restricted Height Area)
Garage Area : 129 SQ FT • 12.00 SQ M
Restricted Height Area : 12 SQ FT • 1.12 SQ M



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		87
(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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The
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