



Stoneleigh Avenue, Worcester Park

The **PERSONAL** Agent

Offers Over £850,000

Freehold

- Spacious Family Home Over 2000 Sq Ft
- Ample Private Driveway
- Enclosed Entrance Porch and Hallway
- Three Large Reception Rooms
- Kitchen With Utility Area
- Downstairs Shower Room and Gym
- Five Well Proportioned Bedrooms
- Family Bathroom and Ensuite Shower Room
- Well Established Level Rear Garden
- Sought After Location Close To Worcester Park

OVER 2000 SQ FT Set within a popular residential road close to Cuddington Park, this attractive double fronted family home has been cleverly extended and warrants an immediate inspection to appreciate its well proportioned accommodation and generous rear garden.

As soon as you set foot into the welcoming entrance hall, the feeling of space is immediate and this fine home provides a traditional and homely feel.

The flexible and spacious ground floor layout helps to provide a great first impression and from the central entrance hall you have access to all of the rooms.

The ground floor is complemented by a useful side extension which could be utilised as a separate granny annex consisting of a dining room (lounge/kitchen) a downstairs shower room and a gym (bedroom) which conveniently links to a utility area and the kitchen.



The heart of this home is undoubtedly the spacious reception rooms which enjoy so much natural light with large windows and feature fireplaces which together provides the ultimate entertaining space for the whole family to enjoy.

The kitchen although a little dated by today's standards is fully fitted with plenty of worktop space and links directly to a useful utility room.

There are four impressive double bedrooms and a modern family bathroom on the first floor and the principal bedroom enjoys a modern ensuite shower room. Then to top it all off, there is a further bedroom in the loft with access to ample eaves storage space.

The garden is a real stand out feature for this home backing directly onto neighbouring gardens which helps to ensure plenty of privacy. The garden has been beautifully cared for and has a large paved terrace seating area and a useful wooden storage shed.

Homes in this desirable area are extremely popular due to its excellent location close to good local schools, parks and high street with a wide choice of cafes, restaurants and pubs and station with regular fast trains to London Waterloo (25min)

The property is within walking distance of both Worcester Park station which is roughly a 12 minutes walk (0.6 of a mile) and Stoneleigh mainline rail station which is 20 minutes walk with regular services to London. 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 Kingston and Sutton Shopping centres and Morden underground, making this property ideal for commuters.

Tenure: Freehold
Council Tax: E



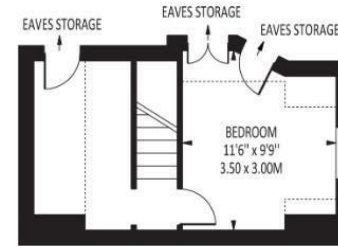


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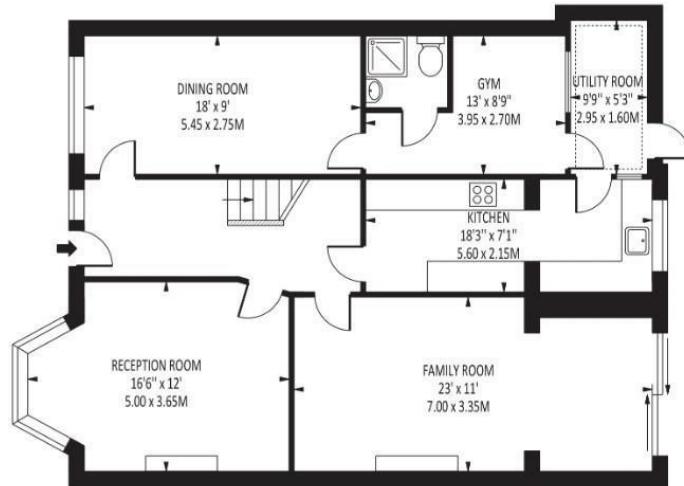


Stoneleigh Avenue

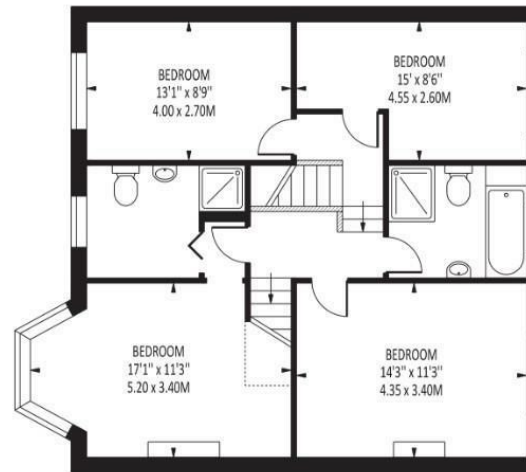
Total Area: 2048 SQ FT • 190.30 SQ M
(Including Restricted Height Area)
Restricted Height Area : 52 SQ FT • 4.58 SQ M



SECOND FLOOR



GROUND FLOOR



FIRST 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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		73
England & Wales		EU Directive 2002/91/EC

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The
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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.

