



Briarwood Road, Stoneleigh

The **PERSONAL** Agent

£650,000

Freehold

- Unextended Chalet
- Two / Three Bedrooms
- Semi Detached
- Two / Three Reception Rooms
- Downstairs Bathroom
- Garage & Driveway
- South Facing Garden
- Walk to Shops, Schools & Station
- Probate Granted



**** UNEXPECTEDLY BACK TO THE MARKET ****

A rare opportunity to purchase an unextended chalet style home in Stoneleigh.

This two / three bedroom property is also the largest type of chalet in the immediate area and benefits from a south facing garden.

The property offers two bright and spacious reception rooms on the ground floor, plus a study / bedroom three off the large entrance

hallway.

Upstairs are two extremely large bedrooms with walk-in eaves storage cupboards.

A driveway to the front of the house leads to a detached single garage, while to the rear is a south facing garden.

Early viewing essential. No chain.

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 are a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park is a five minute walk away.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Tenure - Freehold
Council tax band - E







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.

