



Stoneleigh Avenue, Worcester Park

The PERSONAL Agent

Price Guide £599,950

Freehold

- 1930's End Of Terrace House
- Driveway To Front With Parking for Two Cars
- Traditional Entrance Hall
- Lounge/Dining Room
- Conservatory/Sun Lounge
- Fully Fitted Kitchen
- Three Well Proportioned Rooms
- Family Bathroom
- Level Rear Garden With Fully Insulated Detached Garage & Home Office
- Excellent Extension Potential Subject to Planning

An attractive bay fronted 1930's terraced house with block paved driveway providing off road parking for two cars, and well established level rear garden with detached garage/workshop to the rear situated in a popular tree lined residential road and offering further potential for extension subject to planning.

This charming house offers a perfect blend of character and potential for extension to the rear and into the loft subject to planning permission being obtained.

As you step into this delightful property, you are greeted by traditional entrance hall and a large through lounge ideal for entertaining guests or simply relaxing with your loved ones and to the rear is conservatory with views of and direct access to the secluded rear garden.

The kitchen is fully fitted providing the perfect space to whip up culinary delights with direct access to the rear garden.

Venture further into the house, and you will find three generously sized bedrooms, offering ample space for a growing



family or accommodating guests. The family bathroom ensures that convenience is never compromised.

One of the standout features of this property is the secluded rear garden, providing a tranquil escape from the hustle and bustle of everyday life. Imagine enjoying a cup of tea in the morning or unwinding with a glass of wine in the evening in this peaceful oasis.

Parking will never be an issue with space for two vehicles at the front, making coming home a stress-free experience. Additionally, the detached garage/workshop with useful storage room offers endless possibilities - whether you are a hobbyist, DIY enthusiast, or simply in need of extra storage space.

Don't miss the opportunity to make this house your home. With its perfect location, great potential, and charming features, this property on Stoneleigh Avenue is sure to capture your heart.

Contact us today to arrange a viewing and take the first step towards creating your own home in Worcester Park.

This desirable area is 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: D

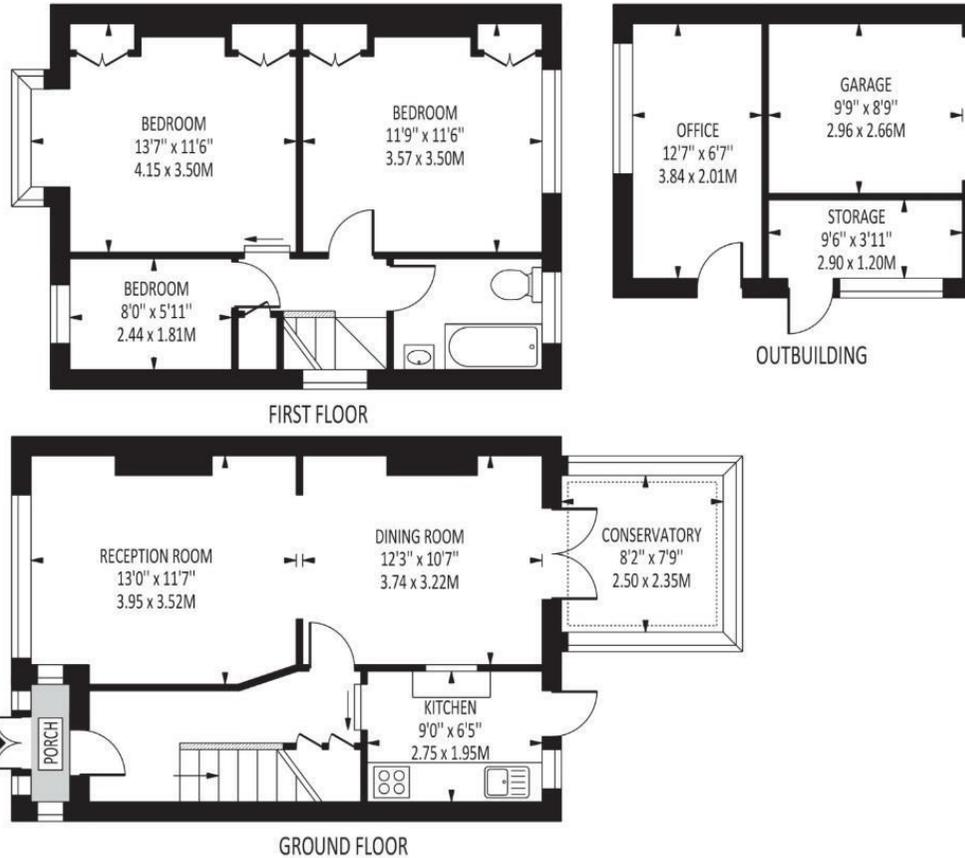






Stoneleigh Avenue

Total Area: 1224 SQ FT • 113.71 SQ M
 (Including Outbuilding, Green House & Shed)
 Outbuilding Area : 214 SQ FT • 19.88 SQ M
 Green House Area : 28 SQ FT • 2.59 SQ M
 Shed Area : 35 SQ FT • 3.24 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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 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 OFFICE
 Station Approach Road
 Tadworth, Surrey, KT20 5AG
 01737 814 900

LETTINGS & MANAGEMENT
 157 High Street
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