

Offers In Excess Of £725,000 Freehold

- Semi Detached Family Home
- Two Formal Reception Rooms
- Three/Four Bedrooms
- Two Family Bathrooms And Separate WC
- Fitted Kitchen With Separate Utility Room
- Landscaped And Private Rear Garden
- Off Street Parking For Multiple Cars
- Detached Garage
- Set On One Of Stoneleigh Most Desirable Roads
- Planning Permission Granted Ref 23/00954/FLH

The Personal Agent are delighted to welcome to the market this well-presented and extended family home, situated on one of Stoneleigh's most desirable and family-friendly roads, just a short walk from both Stoneleigh Broadway and the mainline train station.

With so much to offer a growing family, we highly recommend an early viewing to avoid missing out, as we expect to experience strong levels of interest.

The property itself boasts flexible accommodation arranged over two floors. On the ground floor, it offers two formal reception rooms, a fitted kitchen with direct access to the rear garden, a separate utility room, a downstairs WC, and a versatile office/fourth bedroom.



Upstairs, you'll find three well-proportioned bedrooms and two modern family bathrooms, one featuring a large corner bath and the other a walk-in shower, as well as access to a spacious eaves storage area at the rear of the property.

Externally, the home benefits from a private, landscaped rear garden and a detached garage, while to the front there is ample off-street parking for multiple vehicles.

Agents Notes: The property has planning permission granted for a single storey side and rear extension, first floor rear/side extension incorporating a juliet balcony, rear dormer roof extension incorporating a front rooflight. Ref: 23/00954/FLH via Epsom and Ewell Council.

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.

Tenure - Freehold Council tax band - F





















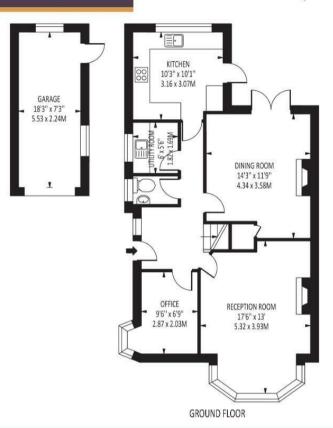
The PERSONAL Agent

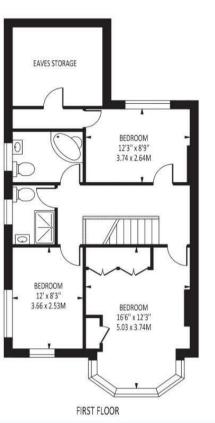


Woodstone Avenue

Total Area: 1550 SQ FT • 144.00 SQ M (Including Garage & Eaves Storage) Garage Area: 133 SQ FT • 12.39 SQ M

Eaves Storage Area: 96 SQ FT • 8.96 SQ M





Energy Efficiency Rating Current Potential Very energy efficient - lower running costs (92 plus) A 83 (69-80) (55-68) (39-54) F (21-38) Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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 inpspection, 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.

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

