



The Glade, Stoneleigh

The **PERSONAL** Agent

# Offers In Excess Of £750,000 Freehold

- Four Bedrooms
- Semi Detached
- Kitchen / Dining Room
- Lounge W/Fireplace & Bay Window
- Study / Fifth Bedroom
- Ensuite Shower Room
- Downstairs W/C
- Walk to Shops, Schools & Station



This bright and spacious four bedroom family home is situated in one of Stoneleigh's most highly sought after roads; **\*\*The Glade\*\***.

The property offers a 24ft kitchen / dining room across the rear and a spacious lounge with bay window and fireplace. Further features to note downstairs include a study / fifth bedroom with a W/C off it.

To the first floor are three generously proportioned bedrooms and the modern family bathroom.

The top floor is occupied by the impressive Master bedroom and contemporary ensuite shower room.

To the front of this highly desirable home is a driveway which provides parking for approximately four cars, while to the rear is a South / West facing garden.

Early viewing highly recommended by sole agents.

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 - E







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



Dinner Choice  
1. Take It  
2. Leave It

