



Sparrow Farm Road, Stoneleigh

The **PERSONAL** Agent

# Offers In Excess Of £700,000 Freehold

- Four Double Bedrooms
- End of Terrace
- Kitchen / Dining Room
- Spacious Lounge
- Downstairs W/C
- Driveway
- Walk to Shops, Schools & Stn



**\*\*OPEN DAY SATURDAY THE 21ST OF MAY BY APPOINTMENT ONLY\*\*** The personal agent are proud to present this stunning four bedroom family home a stone's throw from a highly sought after local school, as well as local shops, Stoneleigh Broadway railway station and the Historic Nonsuch Park.

Built to suit modern needs, the property has a fitted kitchen / dining room across the rear with bi folding doors to the garden. Across the spacious entrance hallway is a bright and airy lounge, as well as a downstairs shower room that completes the ground floor accommodation.

Upstairs are four evenly proportioned double bedrooms and the family bathroom. There is scope for extension into the loft space subject to the usual planning constraints.

Outside, to the front is a driveway to comfortably fit two cars and to the rear and side are deceptively spacious gardens.

Early viewing of this unique property is 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>			<b>93</b>
(81-91) <b>B</b>		<b>82</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.

