



Bradstock Road, Stoneleigh

The PERSONAL Agent

# Price Guide £950,000

## Freehold

- Beautifully Extended Semi-Detached House
- Spacious Entrance Hall
- Downstairs Cloakroom
- Stunning Kitchen/Dining/Family Room
- Separate Utility/Boot Room
- Study/Bedroom
- Master Bedroom with En-suite
- Modern Family Bathroom
- Well Established Level Rear Garden
- Driveway and Attached Garage

The Personal Agent are delighted to welcome to the market this beautifully extended four bedroom semi-detached family home, set on an extremely popular and quiet residential road minutes walk from Stoneleigh Broadway.

The property itself boasts a stunning finish throughout having been carefully and thoughtfully modernised and extended by the current owner who has fully retiled the roof and installed an energy efficient pressurised heating system with thermostatic radiators throughout and under floor heating to the kitchen extension. The layout comprises of an open plan fully fitted kitchen with matching central island, integrated appliances and dining/family room with bi-folding doors out to the rear garden and large patio area and a separate utility/boot room.



There is an additional bright reception room to the front aspect and a study/bedroom, as well as a modern downstairs cloakroom with provision for a walk-in shower, which complete the downstairs layout.

While to the first floor the property offers well proportioned bedrooms, including an indulgent master suite fitted with bespoke wardrobe cupboards and modern en-suite and a stunning family bathroom, as well as access to a large loft.

The property goes on to offer a landscaped and private rear garden, with a fantastic studio/home office with outside power points for connecting power and lighting, if desired. Attached garage as well a large patio ideal for entertaining. While to the front there is off street parking for multiple cars as well as side access through to the garden.

With so much to offer we really do recommend your earliest viewing to avoid missing out on a home sure to have high levels of interest.

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.





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**Bradstock Road**  
 Total Area: 1850 SQ FT • 171.87 SQ M  
 (Including Garage)  
 Garage Area: 76 SQ FT • 7.06 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>		<b>72</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

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.  
 Any intending purchaser or lessee should satisfy themselves by inspection, 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.

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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.

