



Amberley Gardens, Stoneleigh

The **PERSONAL** Agent



# Offers Over £750,000

## Freehold

- Stylish and Elegant Semi Detached House
- Entrance Hall With Ample Storage
- Lounge With Bay Window
- Separate Dining Area
- Stunning Rear Kitchen Extension
- Study/Bedroom Four
- Downstairs Cloakroom
- Three Well Proportioned Bedrooms
- Modern Family Bathroom
- Landscaped Garden and Front Driveway

A beautifully presented three/four bedroom semi detached house with stunning rear kitchen extension and landscaped level rear garden situated in a highly sought after road in Stoneleigh. Viewing is highly recommended.

This fine home has been cleverly extended and now offers over 1500 sq. ft. of flexible and bright layout that enjoys three generous bedrooms and a modern bathroom, and is such a great example of a traditional 1930's character home with a modern layout and contemporary feel, that we recommend a closer look to fully appreciate all it offers.

The landscaped garden is another stand out feature with its large terrace and a detached summer house and really is a wonderful addition to this already seriously impressive property.



From the moment you arrive you will notice the attention to detail that the current owners have taken to the property. Upon entering this semi detached home there is a central hallway which leads to a bay fronted living room and a separate dining area which links to the modern extended kitchen with a matching central island and in turn creates an amazing entertaining space and there is a fitted utility cupboard with space and plumbing for appliances.

The first floor enjoys three excellently proportioned bedrooms, and are serviced by a stylish four piece family bathroom, then on the ground floor is a office which can be utilised as a fourth bedroom and there is a handy downstairs cloakroom.

The rear garden is landscaped with patio area perfect complete with hot tub perfect for relaxing on those

long Summer evenings with the remainder mostly laid to AstroTurf lawn. From a practical sense there is a detached summer house.

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









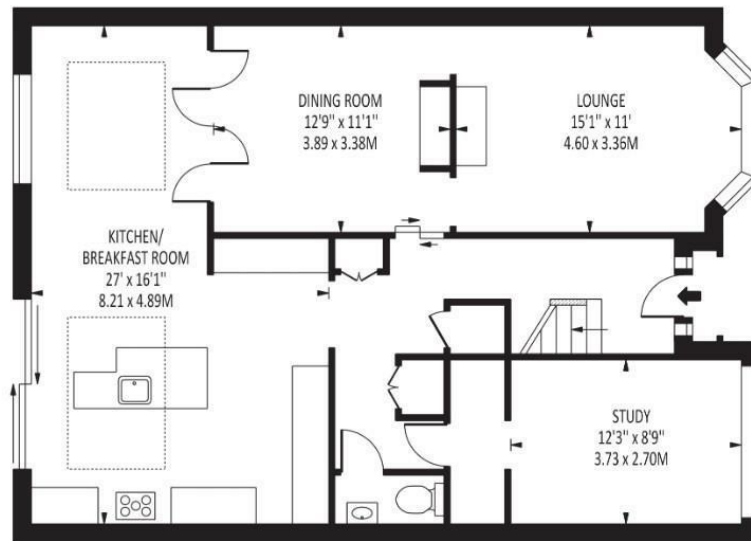


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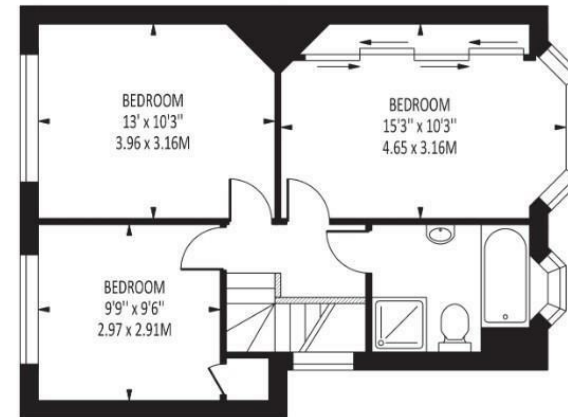
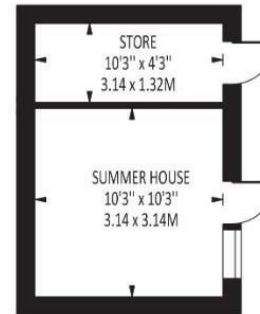


## Amberley Gardens

Total Area: 1657 SQ FT • 153.92 SQ M  
(Including Summer House & Store)  
Summer House & Store Area: 150 SQ FT • 13.95 SQ M



GROUND FLOOR



FIRST FLOOR

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</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>62</b>
England & Wales		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.



