



Waverley Road, Stoneleigh

The **PERSONAL** Agent

Offers Over £750,000

Freehold

- Attractive Chalet Style Semi Detached House
- Private Driveway and Detached Garage
- Spacious Entrance Hall
- Separate Living Room
- Study/Bedroom Four
- Modern Fully Fitted Kitchen
- Open Plan Dining/Family Room
- Three Further Double Bedrooms
- Modern Shower Room and En-Suite Master
- Well Established Level Rear Garden

This attractive chalet style semi detached family home is located in one of the finest roads in Stoneleigh and benefits from an ample driveway, detached garage and a well established level rear garden. Viewing Highly Recommended.

Homes in this desirable area are highly coveted due to their aesthetically pleasing appearance and superb extension potential allowing the next custodian to create the home of their dreams and there is plenty of inspiration nearby, as neighbouring properties have already undergone extensive refurbishments that are visually impressive and contribute to the upmarket feel of the area.

Located in an enviable position a short walk of Stoneleigh Broadway and railway station, this attractive 1930's home is designed and built in the popular 'chalet style' synonymous with Stoneleigh.



As you enter the home you are greeted by a spacious entrance hall with a handy downstairs W.C and there are three independent reception rooms; a living room with feature fireplace, a study/home office which can also be used as a forth bedroom and a family/dining room opening to a modern fully fitted kitchen providing a choice of social spaces for the whole family to enjoy.

Three generously sized double bedrooms complemented by spacious modern bathrooms consisting of a large shower room perfect for the family and an en-suite providing sanctuary and rejuvenation are also a stand out feature of this fine home.

Outside the rear garden has been beautifully maintained and features a large paved terrace seating

area which leads to level lawn and a large wooden timber shed.

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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Total Area: 1527 SQ FT • 141.82 SQ M
(Including Garage)
Garage Area : 123 SQ FT • 11.42 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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The
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