



Chadacre Road, Stoneleigh

The **PERSONAL** Agent

Price Guide £650,000

Freehold

- Three Bedroom 1930's Semi Detached House
- Traditional Entrance Hall
- Living Room With Bay Window To Front
- Separate Dining/Family Room
- Kitchen With Access to Garden
- Three Well Proportioned Bedrooms
- Family Bathroom With Separate W.C
- Well Established Level Rear Garden
- Driveway and Attached Garage
- Sought After Road and No Onward Chain

This attractive three bedroom semi detached family home with attached garage, driveway and well established level rear garden offering excellent extension potential STPP and is offered to the market with No Onward Chain.

This charming property is located in a popular residential road close to Stoneleigh Broadway and the historic Nonsuch Park.

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.

You enter the home via a traditional entrance hall with stairs to the first floor landing and doors off to two large reception rooms, which include a living room which is centred around a feature fireplace and large bay window to the front aspect and for formal dining and entertaining there is a dining/family room



with views and direct access to a level child friendly rear garden.

The kitchen although a little dated by today's standards is fully fitted with plenty of worktop space and provides access to the outside and attached garage.

Upstairs there are three well proportioned bedrooms and a family sized bathroom and there is further potential and scope for a significant loft conversion, which many of these homes have undertaken, subject to planning permissions being obtained.

Outside the rear garden provides a peaceful retreat and is a gardeners dream with mature lawn and flowerbeds and a handy shed/workshop and an above ground brick built air raid shelter. To the side is a attached garage with plenty of space for a side extension subject to planning permission.

Homes of this original style and quality are becoming a rarity, so please get in-touch, should you wish to make this your family home for years to come.

Stoneleigh is a highly sought after residential areas 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.

Epsom with its range of shops, restaurants, sports facilities, mainline railway station and theatre, as well as the Epsom Downs Racecourse which hosts the world renowned Derby Day is close by. Kingston offering a more comprehensive range of shops is also a short drive away.

Tenure - Freehold
Council tax band - E





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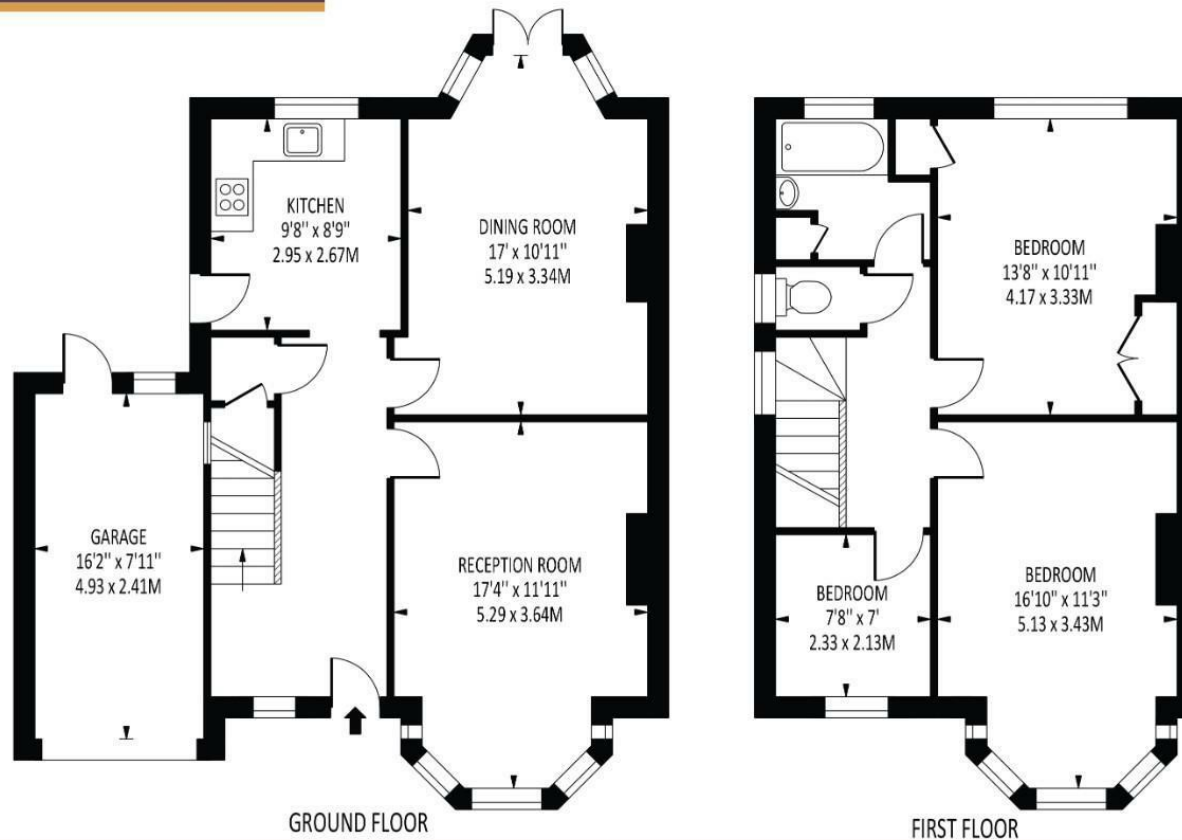


Chadacre Road

Total Area: 1257 SQ FT • 116.82 SQ M

(Including Garage)

Garage Area : 128 SQ FT • 11.88 SQ M



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) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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