



Woodstone Avenue, Stoneleigh

The **PERSONAL** Agent

Offers In Excess Of £825,000 Freehold

- Four Bedrooms
- Semi Detached
- 24 x 20ft Kitchen / Dining Room
- Two Reception Rooms
- Ensuite Shower Room
- Downstairs W/C
- Driveway & Detached Garage
- Walk to Shops, Schools & Station



This excellently presented, four bedroom family home is situated within easy walking distance of Stoneleigh Broadway and railway station, as well as sought after local schools and the Historic Nonsuch Park.

The property offers an extended kitchen / dining / living space to the rear with maximum measurements over 24 x 20ft. Further to the ground floor are the spacious lounge and a study / bedroom five.

Upstairs are four generously proportioned

bedrooms including the Master bedroom with a bay window and contemporary ensuite shower room, next to the separate family bathroom.

To the front of the property a driveway provides parking for three cars, and behind secure gates is a detached single garage. The fantastic garden to the rear is mainly laid to lawn and measures over 79ft in length.

Early viewing essential. 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) 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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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.

