



Park Avenue West, Stoneleigh

The **PERSONAL** Agent

£625,000

Freehold

- Extended Family Chalet Style Family Home
- Three/Four Bedrooms
- Two Reception Rooms
- Kitchen Dining Room
- Family Bathroom With Additional Downstairs WC
- Private Rear Garden
- Great Access To Local Amenities
- Popular Family Friendly Road In Stoneleigh
- Chain Free
- Viewing By Appointment

The Personal Agent are delighted to welcome to the market this extended three/four bedroom semi-detached chalet-style home. Situated on one of Stoneleigh's most prominent roads, the property offers fantastic potential. While it would benefit from some modernisation, significant extension work has already been completed, making this a home that is sure to attract strong interest from a wide range of buyers.

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.

Early viewing is highly recommended.

Upon entering, you are welcomed by a spacious entrance hall leading to a large front-aspect family/dining room measuring



over 16ft. To the rear, a bright and airy reception room offers access to the kitchen, while the separate 13ft kitchen opens directly to the rear garden. A downstairs W.C and a well-sized ground floor bedroom complete the layout, offering ideal guest or home office space.

Upstairs, you'll find three further double bedrooms, including a stunning 14'9 x 12'1 bay-fronted bedroom. The first floor is served by a well-appointed family bathroom and generous landing space.

To the rear, the property enjoys a substantial garden measuring approximately 91ft x 27ft, perfect for outdoor entertaining and family living. A detached garage (17'3 x 8'3) and driveway provide off-street parking and additional storage.

This home offers huge potential and is situated in a prime Stoneleigh location, close to local schools, transport links, and amenities. Early viewing is highly recommended to fully appreciate the space and potential on offer.

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 - F





PARK AVENUE WEST

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1311 SQ FT - 121.82 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 144 SQ FT - 13.35 SQ M



GROUND FLOOR

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 OR 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		
(81-91) B		
(69-80) C		
(55-68) D	63	78
(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
PERSONAL
Agent

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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.

