



Woodstone Avenue, Stoneleigh

The **PERSONAL** Agent

Offers In Excess Of £725,000 Freehold

- Semi Detached Family Home
- Two Formal Reception Rooms
- Three/Four Bedrooms
- Two Family Bathrooms And Separate WC
- Fitted Kitchen With Separate Utility Room
- Landscaped And Private Rear Garden
- Off Street Parking For Multiple Cars
- Detached Garage
- Set On One Of Stoneleigh Most Desirable Roads
- Planning Permission Granted Ref
23/00954/FLH

The Personal Agent are delighted to welcome to the market this well-presented and extended family home, situated on one of Stoneleigh's most desirable and family-friendly roads, just a short walk from both Stoneleigh Broadway and the mainline train station.

With so much to offer a growing family, we highly recommend an early viewing to avoid missing out, as we expect to experience strong levels of interest.

The property itself boasts flexible accommodation arranged over two floors. On the ground floor, it offers two formal reception rooms, a fitted kitchen with direct access to the rear garden, a separate utility room, a downstairs WC, and a versatile office/fourth bedroom.



Upstairs, you'll find three well-proportioned bedrooms and two modern family bathrooms, one featuring a large corner bath and the other a walk-in shower, as well as access to a spacious eaves storage area at the rear of the property.

Externally, the home benefits from a private, landscaped rear garden and a detached garage, while to the front there is ample off-street parking for multiple vehicles.

Agents Notes: The property has planning permission granted for a single storey side and rear extension, first floor rear/side extension incorporating a Juliet balcony, rear dormer roof extension incorporating a front rooflight. Ref: 23/00954/FLH via Epsom and Ewell Council.

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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Woodstone Avenue

Total Area: 1550 SQ FT • 144.00 SQ M
(Including Garage & Eaves Storage)
Garage Area : 133 SQ FT • 12.39 SQ M
Eaves Storage Area : 96 SQ FT • 8.96 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
60		
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.

