



Waverley Road, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £650,000 Freehold

- Semi-Detached Home
- Three Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Downstairs W/C
- 95ft Easterly Facing Garden
- Garage
- Walk to Shops & Station



The Personal Agent proudly presents this three bedroom semi-detached home, offering two reception rooms, kitchen/breakfast room, detached garage and a 95ft Easterly facing garden.

This property is situated in one of Stoneleigh's most sought after locations, just minutes walk from Stoneleigh Broadway and railway station, as well as local schools.

The property comprises an entrance hall with access to understairs storage, doors to; Front aspect living room with fireplace with log burning fire, rear aspect dining room with sliding doors to the garden, 20ft kitchen/breakfast room, the kitchen comprises a range of eye and base level units with in-built hob

and eye level oven, with breakfast bar area and space for further utilities. The downstairs W/C completes the ground floor. With planning permission approved for a ground floor extension - plans available on request.

On the first floor there are three bedrooms, two doubles and a single, all served by the family bathroom with corner bath and separate walk-in shower cubicle.

Outside, to the front there is a driveway providing off street parking with a gate leading to the 23ft garage with courtesy access to the garden. The rear garden measures approximately 95ft and is Easterly facing, mainly laid to lawn with mature shrub borders, with a

shed to the rear of the garden and a patio to the rear of the property, ideal for al fresco dining.

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.













