

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.





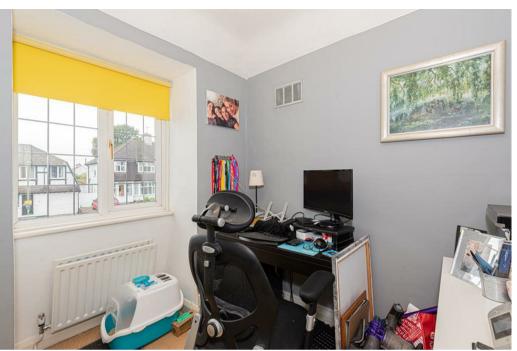


















Energy Efficiency Rating

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

EPSOM OFFICE2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE 62 Stoneleigh Broadway Stoneleigh, Surrey, KT17 2HS 020 8393 9411 BANSTEAD OFFICE 141 High Street Banstead, Surrey, SM7 2NS 01737 333699 **LETTINGS & MANAGEMENT** 163 High Street Epsom, Surrey, KT19 8EW 01372 726 666



PERSONAL Agent







The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY. Registered in England No. 4398817.

