



Rosedale Road, Stoneleigh

The **PERSONAL** Agent

Guide Price £775,000

Freehold

- Stylish Semi Detached Family Home
- Private Driveway and Detached Garage
- Enclosed Entrance Porch and Hallway
- Downstairs Cloakroom
- Separate Lounge
- Dining/Family Room
- Modern Kitchen With Separate Utility Room
- Three First Floor Bedrooms and Modern Shower room
- Bedroom Four/Loft Room With Eaves Storage
- Well Established Landscaped Rear Garden

The Personal Agent are delighted to offer this beautifully presented four bedroom semi detached family home with rear kitchen extension and loft conversion. The property benefits from a driveway and detached tandem garage and is situated in a highly sought after road just moments away from Stoneleigh Broadway and Station and The Historic Nonesuch Park is also close by.

The property itself boasts a stunning finish throughout having been carefully and thoughtfully modernised and extended by the current owner and the ground floor layout comprises of three independent reception rooms; a living room with double glazed window with fitted shutters, a dining/family room with access to modern fully fitted kitchen/breakfast room with doors to the rear garden, providing a choice of social spaces for the whole family to enjoy.

You enter the home via an fully enclosed double glazed entrance porch with front door to a spacious entrance hall with stairs to the first floor landing and a handy downstairs cloakroom.



To the front is a separate living room providing privacy away from rest of the house with double glazed windows fitted with bespoke wooden shutters which provides a nice focal point to the room.

The second reception is current used as a dining/family room which seamlessly flows through to the rear kitchen extension, a social space for spending time with the family and entertaining friends. Conveniently off the kitchen is a utility room with space and plumbing for white goods.

On the first floor are three good sized bedrooms which are serviced by a modern shower room and The loft has been skilfully converted to provide a fourth bedroom or study/gym with a double glazed dormer window which overlooks the rear garden and access to large eaves storage space provided plenty of practical home storage.

Outside the level and secluded rear garden is well established with a paved terrace leading to a level lawn with flowerbeds stocked with plants, trees and shrubs A particular feature is the

covered pergola seating area with a brick built pizza oven/grill perfect alfresco dining all year round. There is a handy wooden timber shed and access to a detached garage with shared access to a private front driveway.

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





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Rosedale Road

Total Area: 1528 SQ FT • 142.00 SQ M
(Including Eaves Storage, Restricted Height Area & Garage)
Eaves Storage & Restricted Height Area : 70 SQ FT • 6.54 SQ M
Garage Area : 213 SQ FT • 19.82 SQ M



Disclaimer: 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 of 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		85
(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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The
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