



Chestnut Avenue, Ewell

The **PERSONAL** Agent

Price Guide £1,100,000

Freehold

- Substantial Five Bedroom Semi Detached House
- Front Garden With Ample Driveway
- Entrance Hall + Downstairs Cloakroom
- Double Reception Room
- Stunning Kitchen/Dining/Family Room
- Master Bedroom + Dressing Room and En-Suite
- Guest Bedroom With En-Suite
- Modern Family Bathroom
- Landscaped Rear Garden
- Desirable Tree Lined Residential Road

The Personal Agent are delighted to offer this substantial double fronted house offering beautifully appointed accommodation throughout. The property benefits from ample off road parking and a landscaped rear garden and is situated in a highly sought after tree lined residential road close to Auriol Park.

Nestled in the charming Chestnut Avenue in Stoneleigh, this 1930's semi-detached house has been skilfully extended and boasts a delightful blend of elegance and modern convenience.

As you step inside, you are greeted by a classic period style entrance hall with stairs to the first floor landing and door to a double reception room which is bathed in natural light streaming through the double glazed windows, creating a warm and welcoming ambiance, perfect for unwinding after a long day.

The highlight of this property is the stunning rear kitchen extension, a true masterpiece that seamlessly combines style and



functionality with bi-folding doors leading to a large decked terrace and there is a separate utility room adding a touch of practicality to the elegant design.

With five generously sized bedrooms and three modern bathrooms, there is ample space for the whole family to relax and rejuvenate.

The master bedroom is a luxurious retreat, complete with an adjoining dressing room and an en-suite shower room for added convenience. Additionally, one of the guest bedrooms also features its own en-suite, perfect for teenagers or visiting friends and relatives.

With three further bedrooms and a modern family bathroom, every corner of this house exudes comfort and sophistication.

The rear garden has been professionally landscaped with an expansive sun terrace which overlooks and leads to an astroturf

lawn and further paved terrace with pergola seating area and plenty of space for hosting summer barbecues and a handy wooden summer house, as well as garden storage beneath the decking.

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

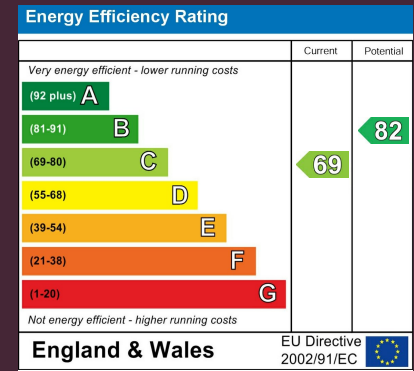
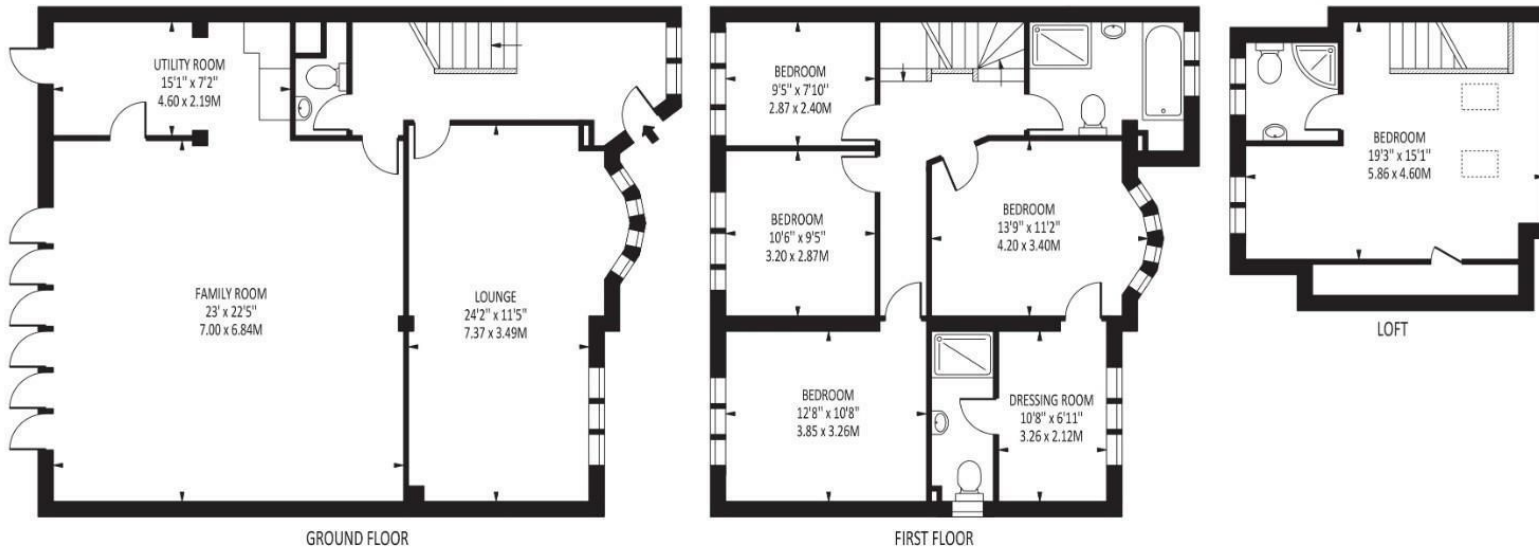




The **PERSONAL** Agent

Chestnut Avenue

Total Area: 2196 SQ FT • 204.05 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.

EPSOM OFFICE
 2 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 333 699

TADWORTH OFFICE
 Station Approach Road
 Tadworth, Surrey, KT20 5AG
 01737 814 900

LETTINGS & MANAGEMENT
 157 High Street
 Epsom, Surrey KT19 8EW
 01372 726 666

The
PERSONAL
 Agent

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



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.

