



Gayfere Road, Stoneleigh

The **PERSONAL** Agent

Guide Price £850,000

Freehold

- Stunning Chalet Style Semi Detached House
- Spacious Entrance Hall
- Separate Lounge and Dining Room
- Modern Kitchen with Adjoining Breakfast Room
- Study/Bedroom Five
- Four Double Bedrooms
- Modern Family Bathroom and D/s Shower Room
- Driveway and Detached Garage
- Landscaped Rear Garden With Summer House
- Sought After Road Close To Stoneleigh Broadway

The Personal Agent are delighted to welcome to the market this beautifully extended four/five bedroom semi-detached family home, set on an extremely popular and quiet residential road minutes walk from Stoneleigh Broadway.

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 four independent reception rooms; a living room with feature fireplace and bay window with fitted shutters, a study/home office which can be used as a fifth bedroom, a dining/family room and modern fully fitted kitchen with adjoining breakfast room with doors to the rear garden, providing a choice of social spaces for the whole family to enjoy.

The thoughtful addition of a modern downstairs



shower room with w.c completes the downstairs layout.

While to the first floor the property offers four well proportioned bedrooms and an indulgent family bathroom, as well as access to a large loft which many of these homes have converted subject to planning permission .

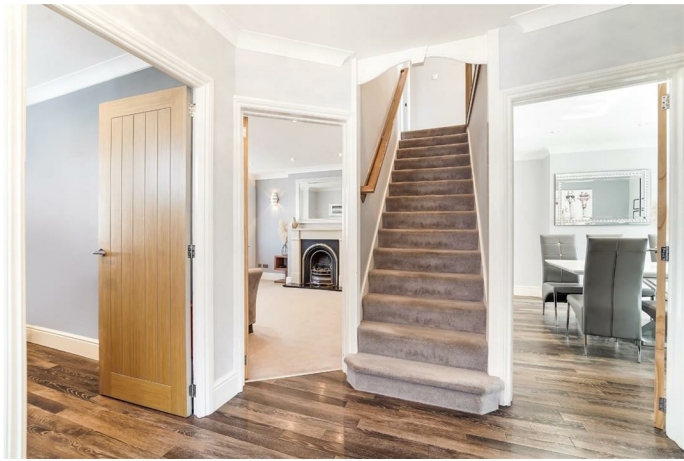
The property goes on to offer a lawned landscaped rear garden with a fantastic summer house complete with bar and is fully equipped with power and lighting and there is detached garage and large block paved patio perfect for entertaining. While to the front there is off street parking for multiple cars as well as side access through to the garden.

With so much to offer we really do recommend your earliest viewing to avoid missing out on a home sure to have high levels of interest.

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

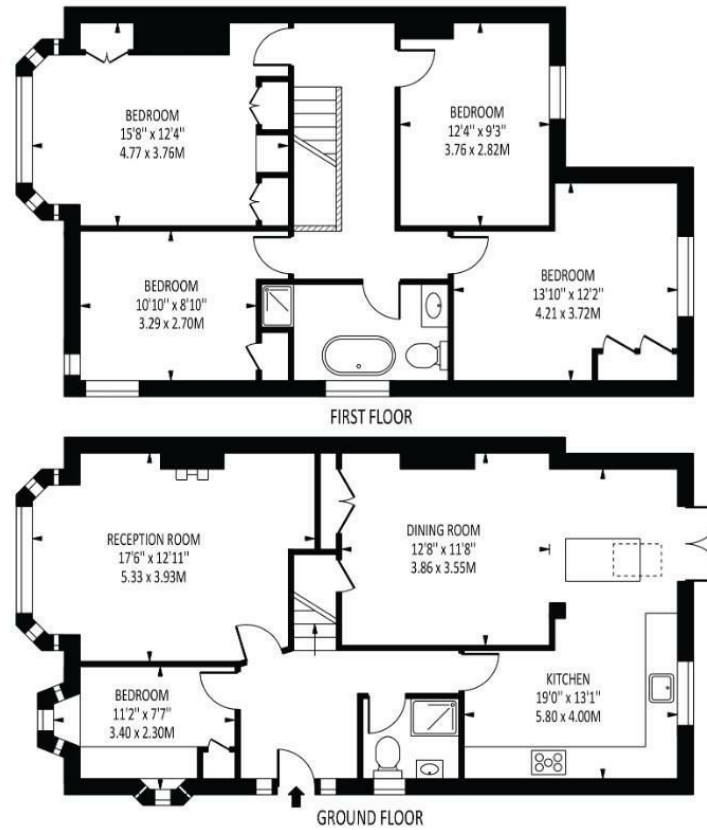
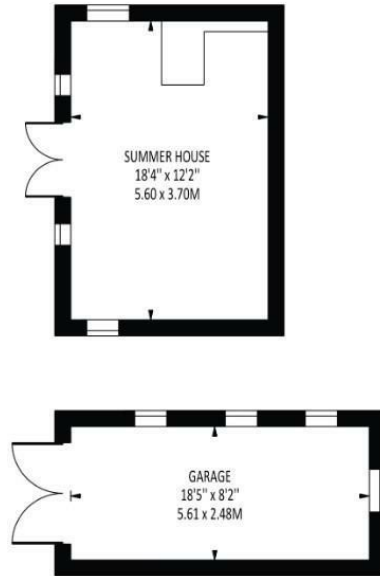




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Total Area: 1889 SQ FT • 175.47 SQ M
(Including Garage & Summer House)
Garage Area : 150 SQ FT • 13.91 SQ M
Summer House Area : 223 SQ FT • 20.72 SQ M



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		84
(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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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.

