



Woodstone Avenue, Stoneleigh

The **PERSONAL** Agent



# £780,000

## Freehold

- Three / Four Bedrooms
- Semi Detached Family Home
- Modern Kitchen Dining Room
- Two Formal Reception Rooms
- Private And Landscaped Rear Garden
- Modern Family Bathroom And Ensuite To Master
- Off Street Parking For Multiple Cars



The Personal Agent are delighted to welcome to the market this extremely well presented, three / four bedroom home which is situated within easy walking distance of local shops, schools and Stoneleigh railway station.

The property boasts a modern kitchen dining room, two formal reception rooms, one of which has double doors to the garden, a separate downstairs w.c and a study / bedroom four off a large hallway.

Upstairs are three generously proportioned double bedrooms the largest of which boasts a private ensuite and walk in wardrobe area along with the addition of a modern family bathroom and loft access.

Towards the front of the property a driveway for multiple cars, while to the rear is a fantastic 82ft garden which has been landscaped and is extremely private.

Early viewing essential. Sole agents.

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) <b>A</b>                          |           | <b>84</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>60</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | 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.



