

## Price Guide £750,000

## Freehold

- Stylish Home With Attached Salon/Annex
- Popular Chalet Style in Quite Cul-De-Sac
- Spacious Entrance Hall
- Three Reception Rooms
- Downstairs Cloakroom
- Modern Fully Fitted Kitchen
- Master Bedroom With Large Ensuite
- Two Further Double Bedrooms
- Jack & Jill Family Bathroom
- Landscaped Garden and Driveway

A beautifully presented and skilfully extended four bedroom chalet style semi detached house with attached Hair Salon/Annex situated in a sought after cul-de-sac. Viewing Highly Recommended.

This stylish home boasts approximately 1500 sq ft of impressive living space that includes an attached annexe currently used as a professional hair salon which benefits from its own private client entrance, access to a cloakroom with WC and wash hand basin a separate treatment room which overlooks the rear garden and leads to a covered veranda seating area.

The location is tucked away in a quiet cul-de-sac and there is ample off road parking via a private driveway to the front which leads to the main front entrance.

You enter the home via a spacious entrance hall with



stairs to the first floor landing and doors which lead off to all rooms.

There are three generously sized reception rooms with a lounge to the front which is centred around the fireplace, a handy study which can used as the fourth bedroom and a spacious dining/family room which is open plan to a modern fully fitted kitchen and provides the perfect space for the whole family to relax and enjoy. From here you have access to a secluded child friendly rear garden.

Upstairs there are three double bedrooms with a spacious ensuite shower room to the principal bedroom and a Jack and Jill bathroom that can be accessed via both the remaining bedrooms.

Outside the rear garden has been thoughtfully

landscaped with a large timber decked terrace seating area and level lawn with raised flowerbeds.

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





















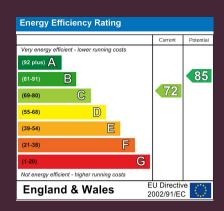
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Kirby Close

Total Area: 1467 SQ FT • 136.32 SQ M





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