



Newbury Gardens, Stoneleigh

The **PERSONAL** Agent

Price Guide £535,000

Freehold

- 1930's Detached Bungalow
- Two Double Bedrooms
- Stylish Shower Room
- Bright and Spacious Lounge
- Modern Fully Fitted Kitchen
- Private Driveway For Two Cars
- Level and Secluded Rear Garden
- Potential For Extension Subject to Planning
- Sought After Residential Area
- Vendor Suited With No Onward Chain

A two double bedroom detached bungalow with driveway and low maintenance level rear garden situated in a sought after residential area close to local shops and schools and less than 1 mile of Stoneleigh Broadway and Station. Viewing Highly Recommended.

This charming bungalow offers superb extension potential STPP and is located in a popular area only a short walk of Auriol Park.

One of the unique selling points is the level and secluded rear garden with artificial lawn providing a good sized, yet low maintenance outdoor space that can be enjoyed all year round.

A spacious entrance lobby and hallway provides a great first impression with most ground floor rooms leading from this space. To the front are two double



bedrooms which provide flexibility to be used as further reception space, both of which are serviced by a modern and stylish shower room.

To the rear is a bright lounge which is centred around a feature fireplace with double glazed sliding patio doors opening onto and overlooking the level rear garden. At the back, to the right is a modern kitchen which is fitted with a range of floor and wall mounted units with contrasting worktops and there is a door which leads to the rear garden.

Outside the rear garden is laid with artificial lawn with a large timber decked terrace seating area and flower beds beautifully stocked with plants, trees and shrubs and to the rear is a handy wooden timber shed.

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 and only a short walk away are local shops on Vale Road.

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

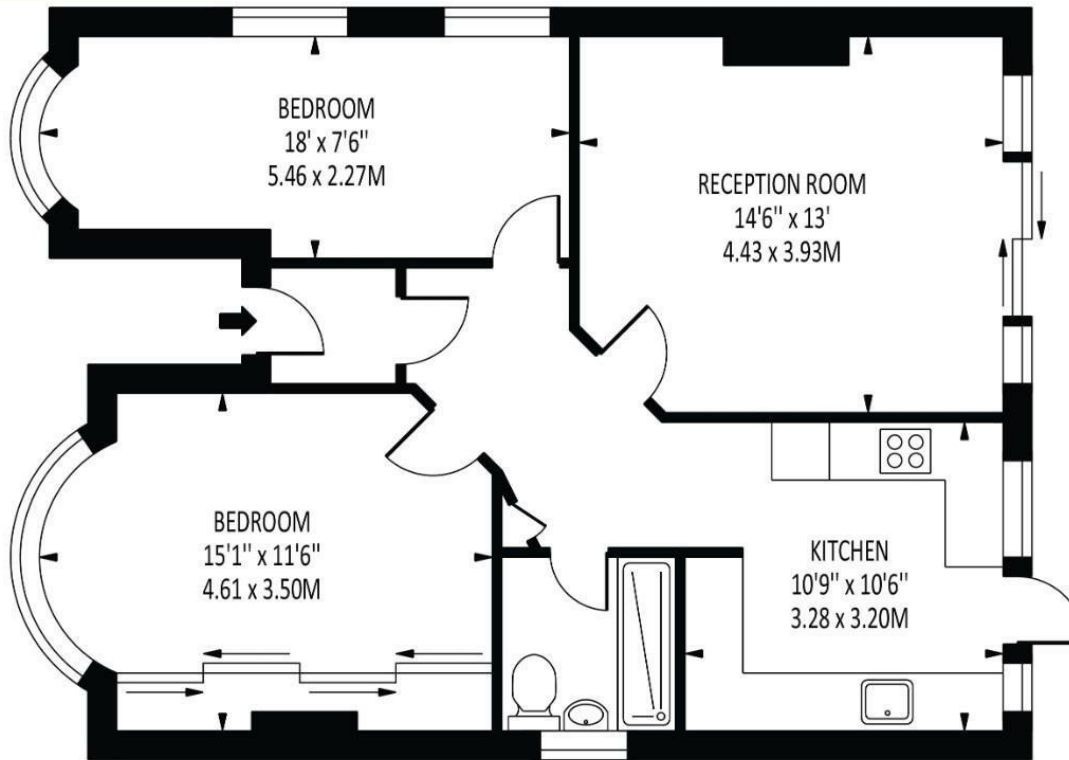




The **PERSONAL** Agent



Newbury Gardens
Total Area: 712 SQ FT • 66.11 SQ M



GROUND FLOOR

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		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

