



Waverley Road, Stoneleigh

The PERSONAL Agent

# Offers Over £675,000

## Freehold

- Attractive Semi Detached Family Home
- Entrance Hall and D/s Cloakroom
- Separate Lounge With Bay Window
- Dining/Family Room
- Sunroom Leading to Rear Garden
- Fully Fitted Kitchen
- Three Good Sized Bedrooms
- Spacious Family Bathroom
- Level and Secluded Rear Garden
- Private Driveway and Potential For Extension STPP

This attractive three bedroom semi detached family home with driveway and well established level rear garden offers excellent extension potential STPP and is situated in one of Stoneleigh's finest residential roads close to the Broadway, station and Nonsuch Park.

Homes in this desirable area are highly coveted due to their aesthetically pleasing appearance and superb extension potential allowing the next custodian to create the home of their dreams. There is plenty of inspiration nearby, as neighbouring properties have already undergone extensive refurbishments that are visually impressive and contribute to the upmarket feel of the area.

Only a stone's throw away are independent shops, supermarkets, busy restaurants and cosy cafes and two mainline train stations are within walking distance with fast services to Central London in under 30 minutes.

You enter the home via a traditional entrance hall with stairs to the first floor landing and doors off to two large reception rooms,



which include a living room which is centred around a feature fireplace and large bay window to the front aspect. For formal dining and entertaining there is a dining/family room with direct access to a lovely sunroom with views over and direct access to a level and secluded rear garden.

The kitchen is fully fitted with plenty of storage and worktop space with views over the garden and access to the sun lounge.

Upstairs there are three well proportioned bedrooms and a family sized bathroom and there is further potential and scope for a significant loft conversion, which many of these homes have undertaken, subject to planning permissions being obtained.

Outside the rear garden provides a peaceful retreat and is a gardeners dream with mature lawn and flowerbeds and two useful storage sheds. To the side is a pathway with a gate leading to the front driveway.

Homes of this original style and quality are becoming a rarity, so please get in-touch, should you wish to make this your family home for years to come.

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.

Epsom with its range of shops, restaurants, sports facilities, mainline railway station and theatre, as well as the Epsom Downs Racecourse which hosts the world renowned Derby Day is close by. Kingston offering a more comprehensive range of shops is also a short drive away.

Tenure - Freehold  
Council tax band - F

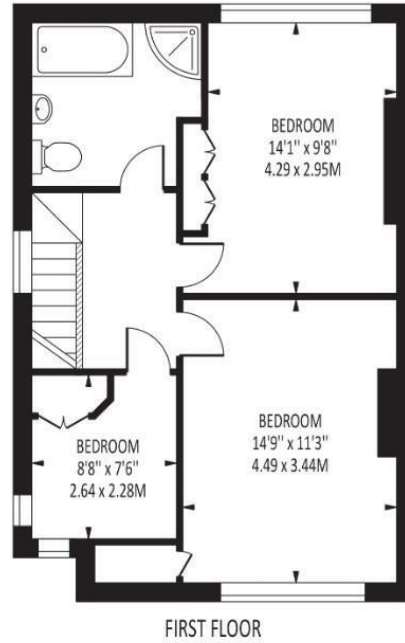
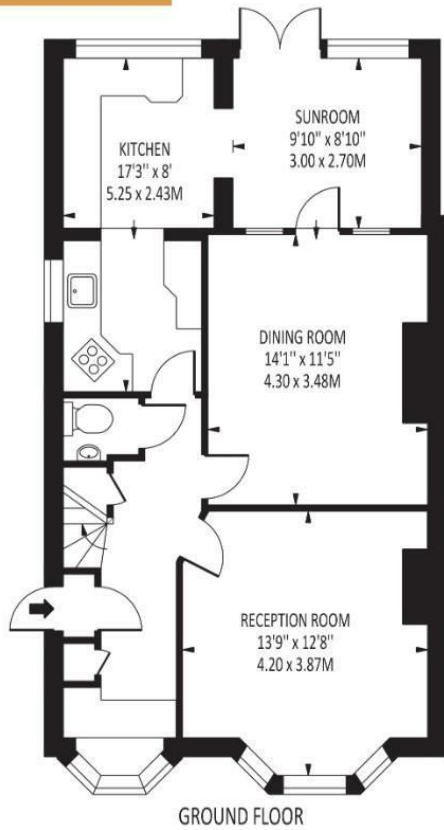




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## Waverley Road

Total Area: 1238 SQ FT • 115.01 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

Disclaimer: For Illustration Purposes only

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### TADWORTH OFFICE

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### LETTINGS & MANAGEMENT

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The  
**PERSONAL**  
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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.

