



Sparrow Farm Road, Stoneleigh

The **PERSONAL** Agent

Guide Price £550,000

Freehold

- Charming 1930's End Of Terrace House
- Block Paved Driveway
- Traditional Entrance Hall
- Lounge and Dining Room
- Kitchen With Access to Garden
- Three Bedrooms
- Family Bathroom
- Secluded Rear Garden
- Double Glazing and Gas Central Heating
- Close To Stoneleigh Broadway and Station

This charming three bedroom 1930s end of terrace home enjoys generous off street parking and a level and secluded south facing rear garden. It offers an exciting opportunity to modernise to your own taste, with further potential to extend across the rear or into the loft (subject to planning permission).

The property sits on a leafy, tree lined residential road close to Cuddington Park and the highly regarded Meadow Primary School. Stoneleigh Broadway and its mainline station offering regular services into central London, are less than half a mile away, making this an ideal spot for families and commuters alike.

The vendor has requested that no internal photos are published online. Rest assured, the property is perfectly liveable, simply a little dated in places and would suit young families or downsizers looking for an affordable home in a highly sought after and convenient location.



This home welcomes you with a calm and homely feel, with a private approach and a traditional entrance hall that sets the tone for the character within. The two interconnecting reception rooms create a natural hub for family life, bright, versatile spaces perfect for relaxed weekends, cosy evenings or hosting friends with ease.

The kitchen offers practical everyday living with effortless access to the garden, where a peaceful lawn and sun lit terrace invite outdoor dining, children's play or a quiet moment at the end of the day.

Upstairs, three well proportioned bedrooms provide restful retreats with flexibility for a nursery, or home office. A family bathroom completes the first floor.

Outside the garden is laid mainly to lawn with large paved terrace and there is a detached garage/workshop to the rear.

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.

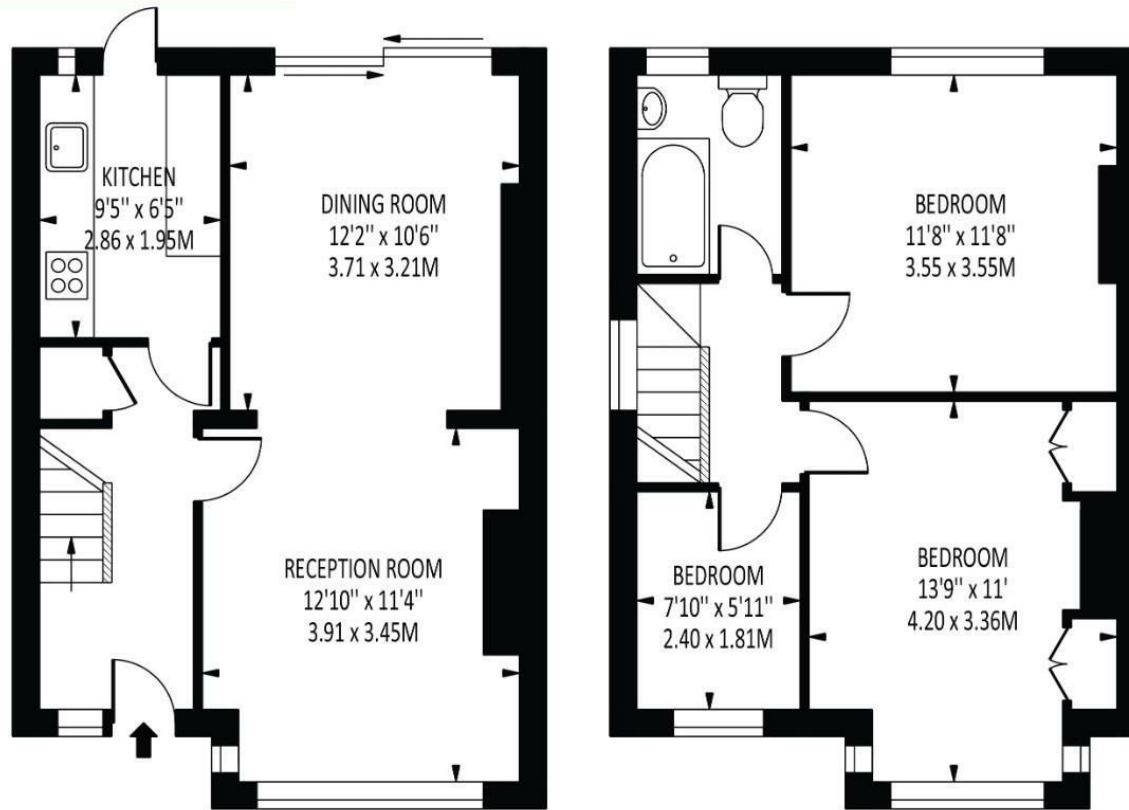
Tenure: Freehold
Council Tax Band: D





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Sparrow Farm Road
Total Area: 843 SQ FT • 78.36 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		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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