



Chadacre Road, Stoneleigh

The **PERSONAL** Agent

Offers In Excess Of £700,000 Freehold

- Extended Three Bedroom Semi Detached Family Home
- Three Spacious Bedrooms
- Two Formal Reception Rooms And An Additional Study
- Modern Kitchen And Bathroom
- Landscaped Front And Rear Gardens
- Further Extension Potential STPP



The Personal Agent are delighted to welcome to the market this spacious and extended three bedroom semi detached family home set within one of Stoneleigh's most sought after and popular residential roads.

The property itself boasts a bright formal reception rooms, one to the front and one to rear of the property along with a separate study/ fourth bedroom, a modern kitchen with a very handy separate utility room and a downstairs w.c complete the ground floor of the property. The

property goes on to offer three well proportioned bedrooms to the first floor along with a large and bright family bathroom and access to a loft.

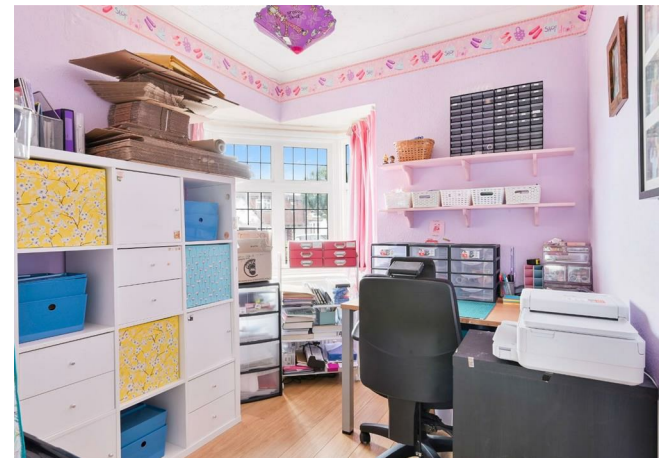
With a private and landscaped rear garden along with off street parking to the front and huge potential to extend the property further STPP we really do recommend your earliest viewing to avoid missing out on a property sure to have high levels of interest.

Stoneleigh is a highly sought after residential

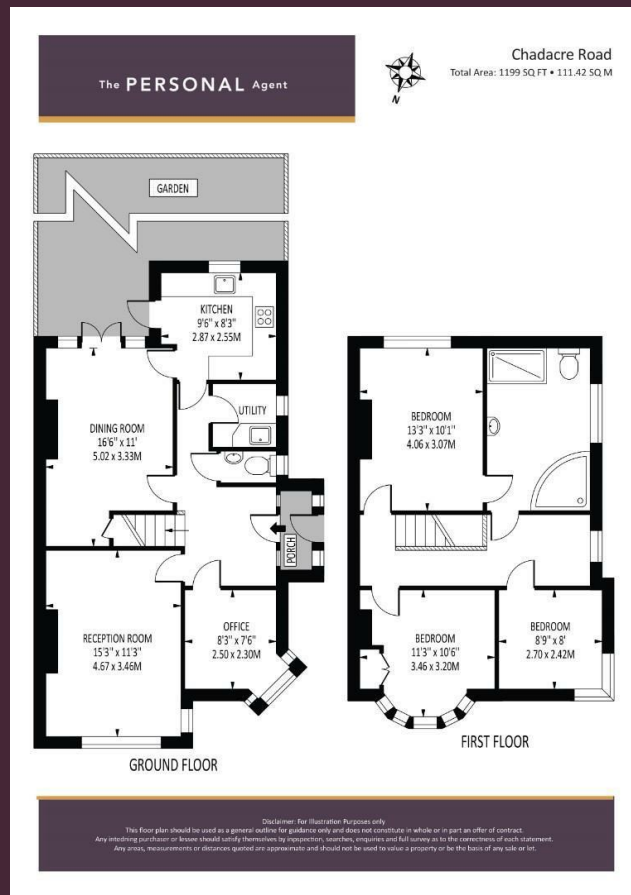
area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the historic Nonsuch Park runs alongside the south east side.

Both the M25 and A3 are easily accessible giving a straightforward route to London and both Heathrow and Gatwick international airports.

Tenure - Freehold
Council tax band - F







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(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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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.

