



Stoneleigh Avenue, Worcester Park

The **PERSONAL** Agent

# £750,000

## Freehold

- Stunning Family Home
- Extended Beautifully
- Three Spacious Bedrooms
- Open Plan Kitchen Dining Room
- Modern Family Bathroom
- Further Extension Potential STPP
- Landscaped Front And Rear Gardens
- Call To Arrange Your Viewing



The Personal Agent are delighted to welcome to the market this stunning and spacious three bedroom semi detached family home set within a popular and extremely sought after residential road in Worcester Park.

The property has been extended and modernised through out to now offer a bright formal reception room, stunning open plan kitchen dining room, three spacious bedrooms along with downstairs study room with access through to a downstairs w.c and utility room and

completed with a modern family bathroom. With the addition of a landscaped front and rear garden align with further scope to end the property STPP we really do recommend your earliest viewing to avoid missing out on a property sure to have high levels of interest.

Worcester Park offers a larger choice of amenities including a Waitrose, banks/building societies and other essential stores, as well as a variety of restaurants, Worcester Park also offers great access to public transport.

The property is within walking distance of both Stoneleigh and Worcester Park mainline rail stations with regular services to London and both the M25 and A3 are easily accessible, giving a straight forward route to London and both Heathrow and Gatwick international airports, making this property ideal for a commuter too.

Tenure - Freehold  
Council tax band - E





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**Stoneleigh Avenue**  
Total Area: 1515 SQ FT • 140.75 SQ M

**GROUND FLOOR**

**FIRST 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, enquiries and full survey as to the correctness of such 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) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>		<b>65</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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