



Ravensfield Gardens, Stoneleigh

The **PERSONAL** Agent



# Guide Price £720,000

## Freehold

- \*\*\* GUIDE PRICE £700,000 to £725,000 \*\*\*
- Block Paved Driveway + Attached Garage
- Attractive and Stylish Semi Detached House
- Living Room With Wood Burning Stove
- Dining Area With Bi-Folding Doors
- Fully Fitted Kitchen With Granite Worktops
- Utility/Boot Room With Door To Garden
- Three Double Bedrooms + Loft/Hobbies Room
- Spacious Family Bathroom
- Well Established Rear Garden

\*\*\* GUIDE PRICE £700,000 to £725,000 \*\*\*

A beautifully appointed three bedroom semi detached house with driveway, attached garage and well established level rear garden offering further potential for extension and situated in one of Stoneleigh's sought after residential roads.

With its attractive appearance and desirable location this home is beautifully presented with a modern and stylish feel throughout.

You approach the property via a light grey block paved driveway which provides ample off road parking and leads to an attached garage which is currently used as a home gym and offers further potential for conversion and extension subject to planning consent.

Upon entering the home you are greeted by a welcoming entrance hall with stairs to the first floor landing and two large



under stairs storage cupboards. From here a door leads through to a bright and spacious living room with engineered oak flooring, a double glazed window to the front aspect with bespoke window shutters and a wood burning stove. There is a separate dining area with bi-folding doors which flood the room with natural light and lead out to the rear garden.

The kitchen has been fitted with a tasteful range of floor and wall mounted white units with black granite worktops and space for appliances. There is an adjoining utility/boot room which provides a variety of uses and handy access to both the garage and garden via two further doors.

Upstairs there are three good sized bedrooms, all with double glazed windows; and radiators, along with a luxurious family bathroom with a matching contemporary suite. The loft is fully boarded with a skylight window, power and lighting.

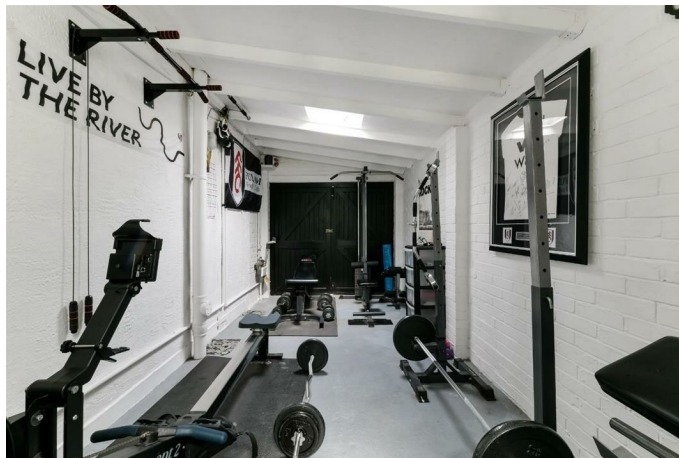
A particular feature is the well established and secluded rear

garden, a peaceful space to relax and enjoy with lots of potential for a home office or garden studio. A paved patio terrace spans the width of the property and there is a handy storage 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.

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

Freehold



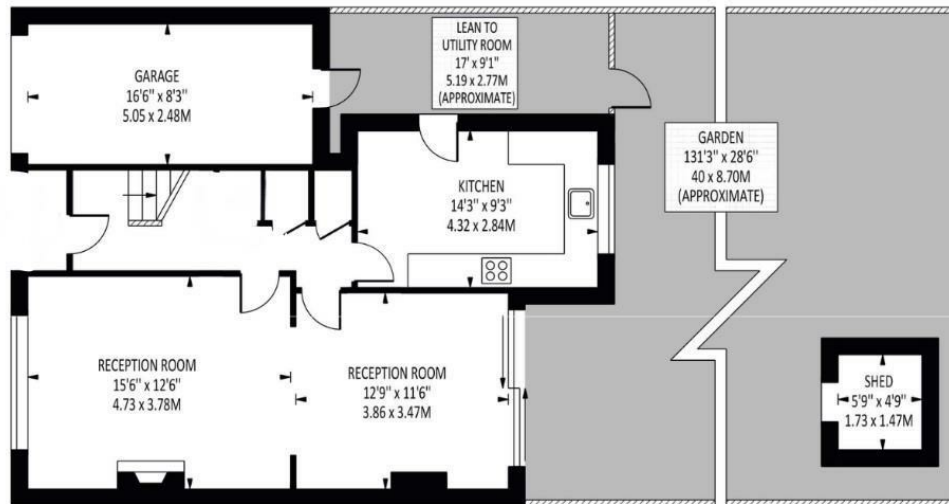




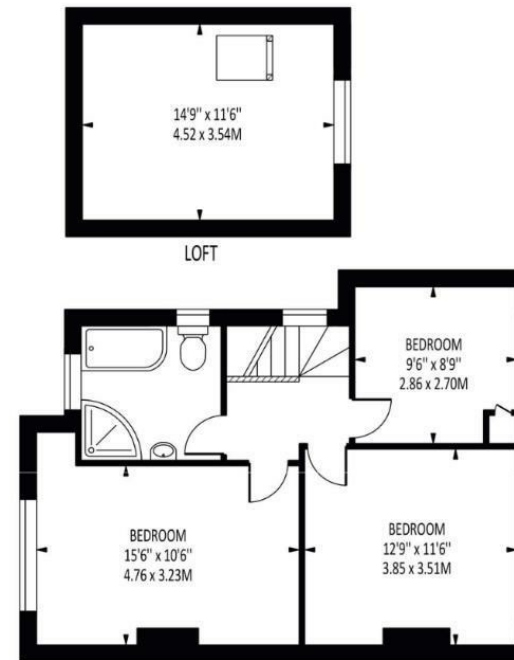
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## Ravensfield Gardens

Total Area: 1471 SQ FT • 136.67 SQ M  
(Including Garage & Shed)  
Garage Area : 135 SQ FT • 12.52 SQ M  
Shed Area : 27 SQ FT • 2.54 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, 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	40	79
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.



