



Stoneleigh Park Road, Stoneleigh

The **PERSONAL** Agent



# Offers In Excess Of £625,000 Freehold

- Three Bedrooms
- Semi Detached
- Halls Adjoining
- Extended Kit/B.Fast Room
- Two 21ft Reception Rooms
- 80ft Garden
- Large Driveway
- Walk to Shops and local schools
- Moments from mainline station
- No ongoing chain

Offered with no ongoing chain, The Personal Agent are delighted to welcome to the market this stunning and well presented three bedroom semi detached family home.

Offering flexible accommodation which currently had three spacious bedrooms, three reception rooms and a open plan kitchen dining room. Large garden, off street parking and loft complete all the property has to offer.



To the front of the property is a brick block driveway which leads to a storage garage and to the rear is an 80ft garden which is mainly laid to lawn. Early viewing essential to avoid disappointment.

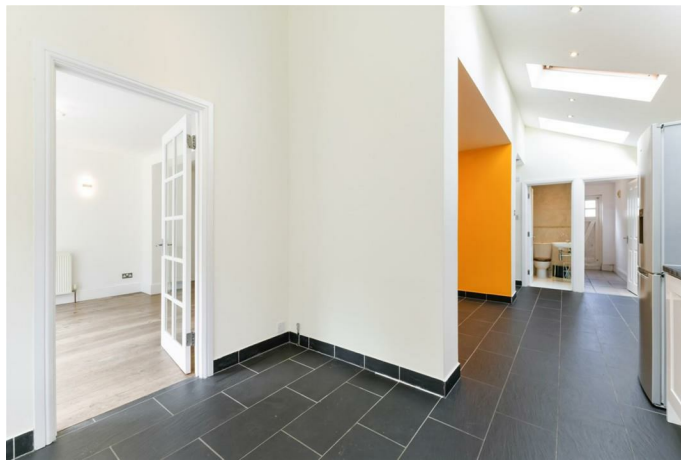
Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch 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.

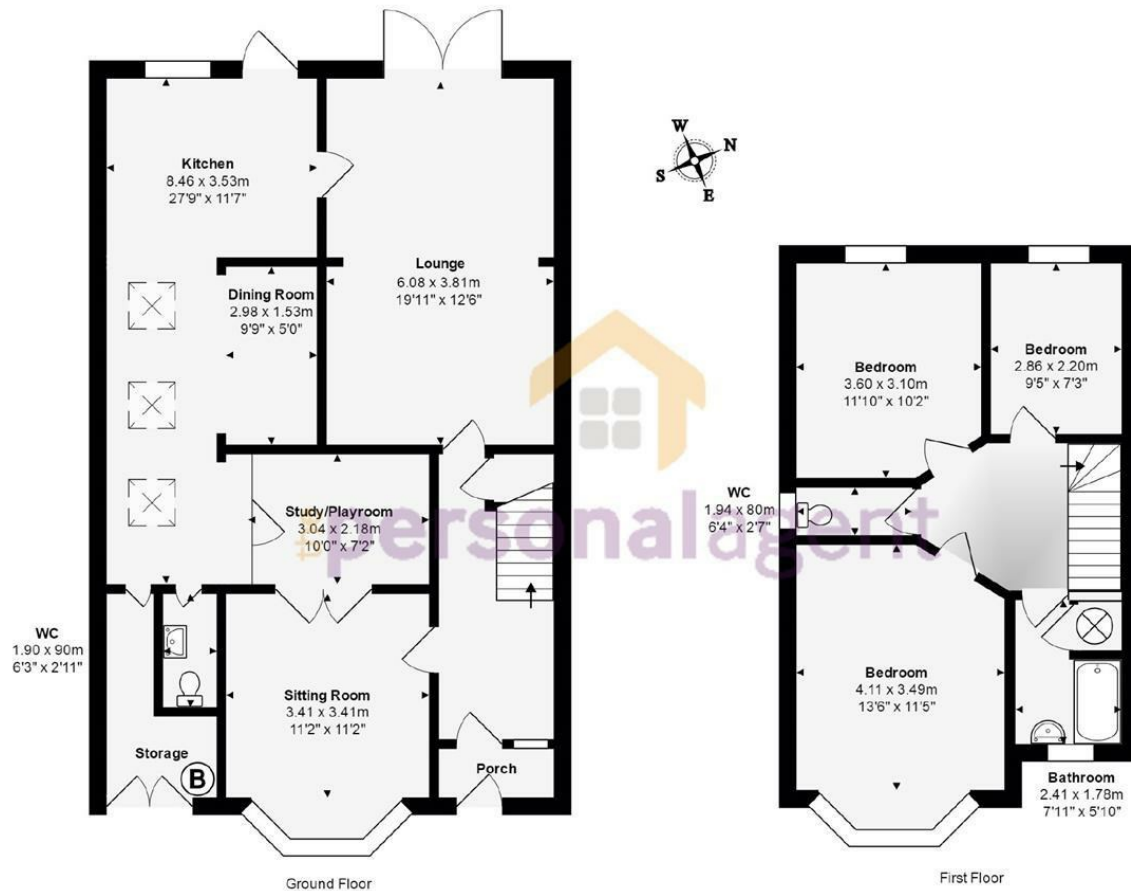
Tenure - Freehold  
Council tax band - E











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Total Area: 139.1 m<sup>2</sup> ... 1497 ft<sup>2</sup>

All measurements are approximate and for display purposes only



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 58      | 61                      |
| (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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The  
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Agent

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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.



