



Stoneleigh Park Road, Stoneleigh

The **PERSONAL** Agent

Guide Price £660,000

Freehold

- Bay Fronted Semi Detached House
- Traditional Entrance Hall
- Lounge With Feature Fireplace
- Separate Dining Area
- Fully Fitted Kitchen
- Three Good Sized Bedrooms
- Family Bathroom and Separate W.C
- Well Established Level Rear Garden
- Ample Driveway and Detached Garage
- Close To Stoneleigh Broadway and Station

A beautifully presented three bedroom semi detached family home with driveway, detached garage and 'park like' level rear garden situated close to local shops and transports links on Stoneleigh Broadway and offering further potential for extension stpp.

Homes in this desirable area are highly coveted due to their aesthetically pleasing appearance and superb extension potential allowing the next custodian to create the home of their dreams and there is plenty of inspiration nearby, as neighbouring properties have already undergone extensive refurbishments that are visually impressive and contribute to the upmarket feel of the area.

The bright and airy entrance hall sets the tone of what's to come and from here you have access to a nicely proportioned double aspect through



lounge/dining room that is centred around a feature fireplace and a large bay window to front and sliding patio doors to the rear which lead out to a level and secluded rear garden.

The kitchen is fully fitted with ample worktop space with double glazed window to the rear with views over the garden and handy side access to the outside and detached garage.

On the first floor are three nicely proportioned bedrooms and a modern and stylish family bathroom with a handy separate W.C.

Outside, the property also shines with a great sized level child friendly rear garden and a paved terrace seating area with gated side access and patio to an attached garage which provides further scope for

extension subject to obtaining the relevant planning consents.

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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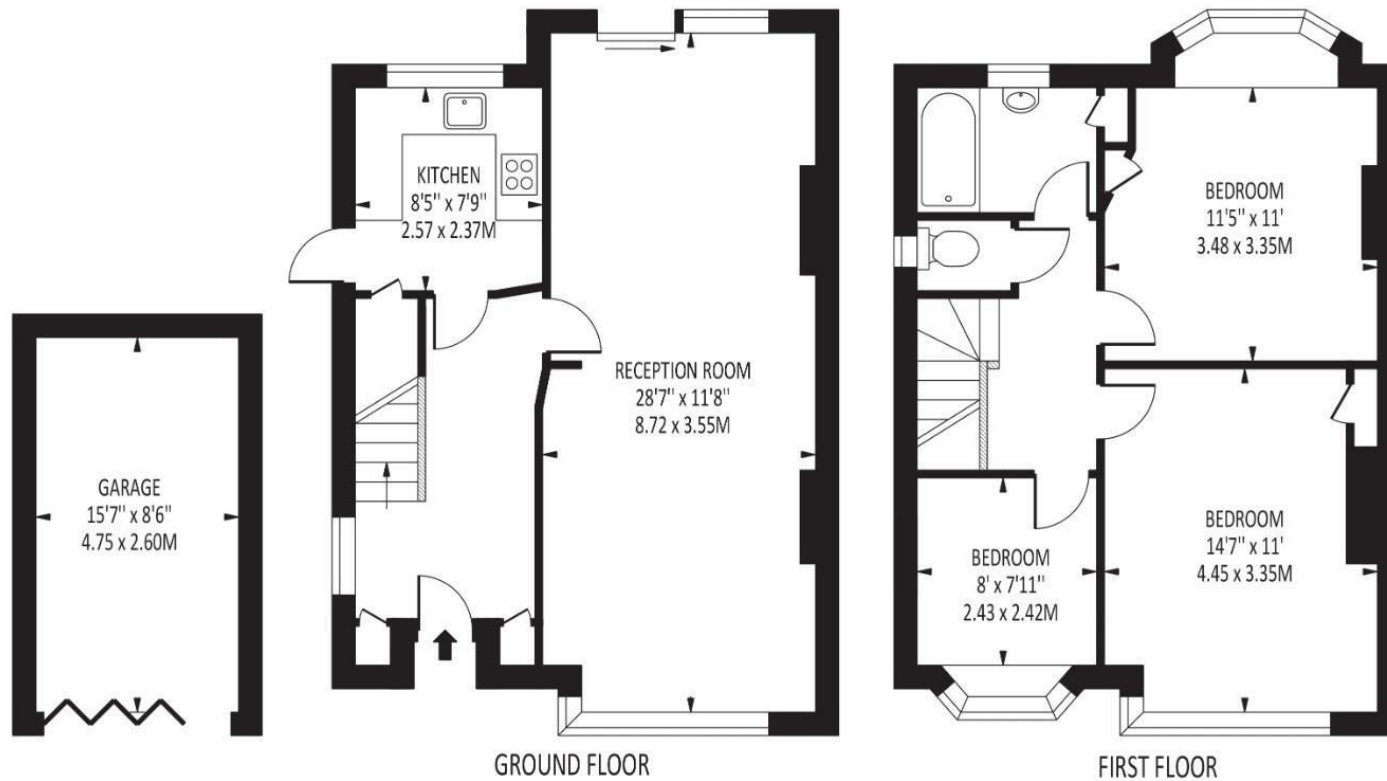


Stoneleigh Park Road

Total Area: 1148 SQ FT • 106.67 SQ M

(Including Garage)

Garage Area : 133 SQ FT • 12.35 SQ M



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		
England & Wales		EU Directive 2002/91/EC
	68	86

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