



Vale Road, Stoneleigh

The **PERSONAL** Agent

£830,000

Freehold

- Detached House
- Four Bedrooms
- Dressing Room
- Three Reception Rooms
- Kitchen / Breakfast Room
- Downstairs W/C
- Gated Off Street Parking
- Detached Workshop



This substantial detached residence is situated within easy walking distance of local shops, schools, and Stoneleigh railway station and is presented to the market in fantastic condition throughout.

Occupying a bold corner plot, the property offers a 72ft Southerly aspect garden, towards the end of which is gated off street parking and a large, detached workshop.

The property itself has been extended to provide four generously proportioned bedrooms, a dressing room and an extremely spacious family bathroom.

Downstairs are three reception rooms and a kitchen breakfast room.

Early viewing essential to avoid disappointment.

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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 - F







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	74
(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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