



Stoneleigh Avenue, Worcester Park

The **PERSONAL** Agent

Offers Over £700,000

Freehold

- Stunning Four Bedroom 1930's Residence
- Inviting Entrance Hall
- Spacious Lounge With Bay Window and Bespoke Shutters
- Stunning Rear Kitchen/Dining/Family Room Extension
- Separate Utility Room and W.C.
- Three First Floor Bedrooms
- Modern Family Bathroom
- Master Bedroom With Juliet Balcony and Ensuite
- Level Landscaped Rear Garden With Detached Home Office
- Private Driveway and Highly Sought After Location

The Personal Agent are proud to present this skilfully extended and beautifully presented family home, featuring the most stunning rear kitchen extension which certainly ensures that this fine property stands out from the crowd.

There is a real attention to detail throughout this home, with our clients choosing stylish design touches that provide an enviable ground floor living space which is perfect for entertaining, social occasions and most importantly, day to day family life.

Blending traditional charm with a contemporary yet practical layout, the accommodation is bright and spacious being laid out over three floors, perfect for buyers looking for longevity within a home and with the additional recently built fully equipped home office this home really does tick all the boxes.

Parking is a breeze with a private driveway to the front with parking for two vehicles.

The bright and airy entrance hall sets the tone of what's to come and from here you have access to a spacious living room with a large bay window with bespoke wooden shutters and what is definitely the heart of this home, the



stunning kitchen/dining/family room.

This area of the home measures an impressive 22'2"x 15'9" with bi-folding doors opening onto the secluded landscaped terrace and rear garden and there are two ceiling windows which flood the room with natural light. The tasteful kitchen is fully fitted with a matching breakfast bar and there is a defined dining area and family room with exposed brick feature wall that all blend together to provide the ultimate space. From a practical viewpoint, this home also delivers with the thoughtful addition of a separate utility room and an adjoining downstairs cloakroom.

On the first floor are three nicely proportioned bedrooms, a modern family bathroom and the loft has been skilfully converted to provide an impressive master bedroom with a Juliet balcony with glass balustrading and French doors which overlooks the garden, bespoke fitted wardrobes and ample eaves storage space and a modern and stylish shower room.

Outside, the property also shines with a great sized level rear garden with an AstroTurf lawn and Indian sandstone paved terrace which enjoys brilliant privacy with rear access to a detached fully equipped home office incorporating a handy storage space for the garden furniture.

Worcester Park offers a large choice of amenities including a Waitrose,

banks/building societies and other essential stores, as well as a variety of restaurants, with Kingston just a short drive away offering a more comprehensive range of shops. Worcester Park also offers great access to public transport.

The property is within walking distance of Worcester Park mainline rail station 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.

There are also local bus routes nearby giving convenient access to Morden underground making this property ideal for commuters.

Tenure - Freehold
Council tax band - D





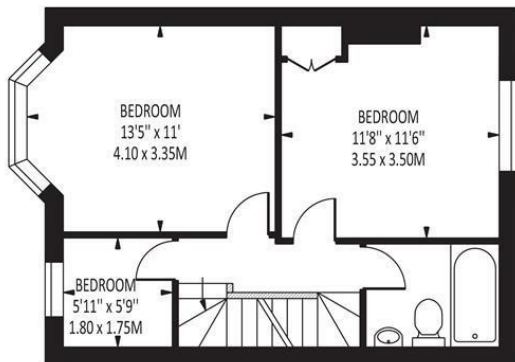
The **PERSONAL** Agent

Stoneleigh Avenue

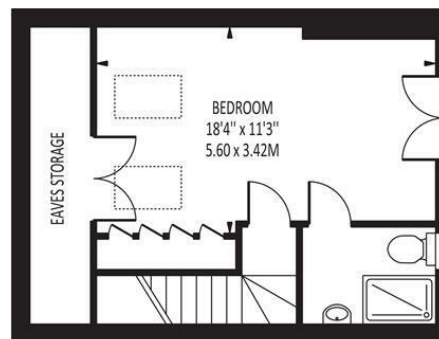
Total Area: 1350 SQ FT • 125.42 SQ M

(Including Eaves Storage)

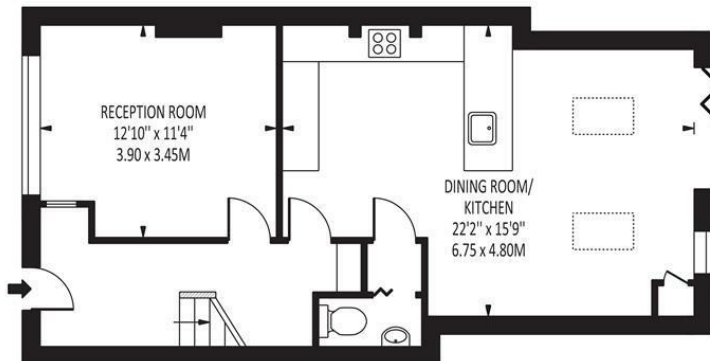
Eaves Storage Area: 53 SQ FT • 4.90 SQ M



FIRST FLOOR



SECOND FLOOR



GROUND 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		85
(81-91) B		
(69-80) C	74	
(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

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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.

