



Calverley Road, Stoneleigh

The **PERSONAL** Agent

# Offers In Excess Of £800,000 Freehold

- Attractive Chalet Style Semi Detached House
- Private Driveway and Detached Garage
- Spacious Reception Hall
- New Refurbished Ground Floor Bathroom
- Three Independent Reception Rooms
- Four/Five Bedrooms
- Modern First Floor Shower Room
- Level Landscaped Rear Garden
- Garden Office and Outbuilding
- Planning Permission For Significant Extension

This attractive chalet style semi detached family home is located in one of the finest roads in Stoneleigh and benefits from an ample driveway, detached garage and a well established level rear garden with detached summer.

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.

Located in an enviable position a short walk of Stoneleigh Broadway and railway station, this attractive 1930's home is designed and built in the popular 'chalet style' synonymous with Stoneleigh.

As you enter the home you are greeted by a spacious entrance



hall and there are three independent reception rooms; a living room with bay window to front, a study/home office which can also be used a fifth bedroom and a family/dining room opening to a modern fully fitted kitchen providing a choice of social spaces for the whole family to enjoy. A handy downstairs bathroom with underfloor heating completes the ground floor.

Upstairs there are four generously sized double bedrooms complemented by modern shower room consisting of a large shower room perfect for the family.

Outside the rear garden has been beautifully maintained, featuring a large paved terrace seating area, leading to level lawn and a large detached summer house and gazebo with outdoor heating, providing an all year round outside space. There is a handy garden office and garage, all of which are equipped with power and lighting.

Agents Notes: This property has planning permission granted Ref: 25/00561/FLH for a significant two storey, part single storey side and rear extension following demolition of existing garage."

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

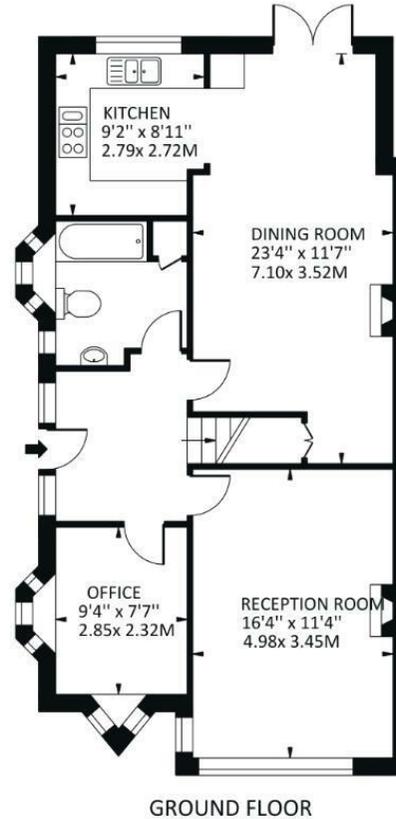
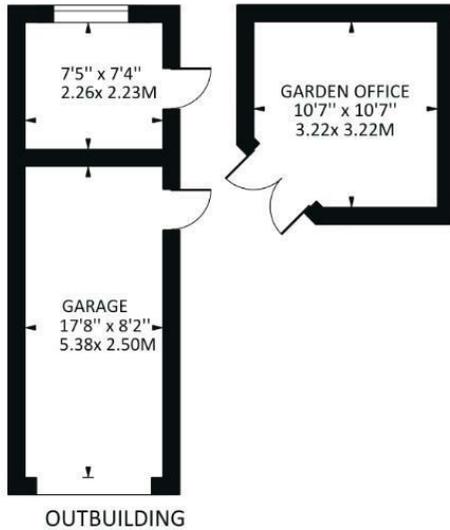




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## Calverley Road

Total Area: 1732 SQ FT • 160.90 SQ M  
 (Including Outbuilding & Play Room)  
 Outbuilding Area : 204 SQ FT • 18.96 SQ M  
 Play Room Area : 102 SQ FT • 9.52 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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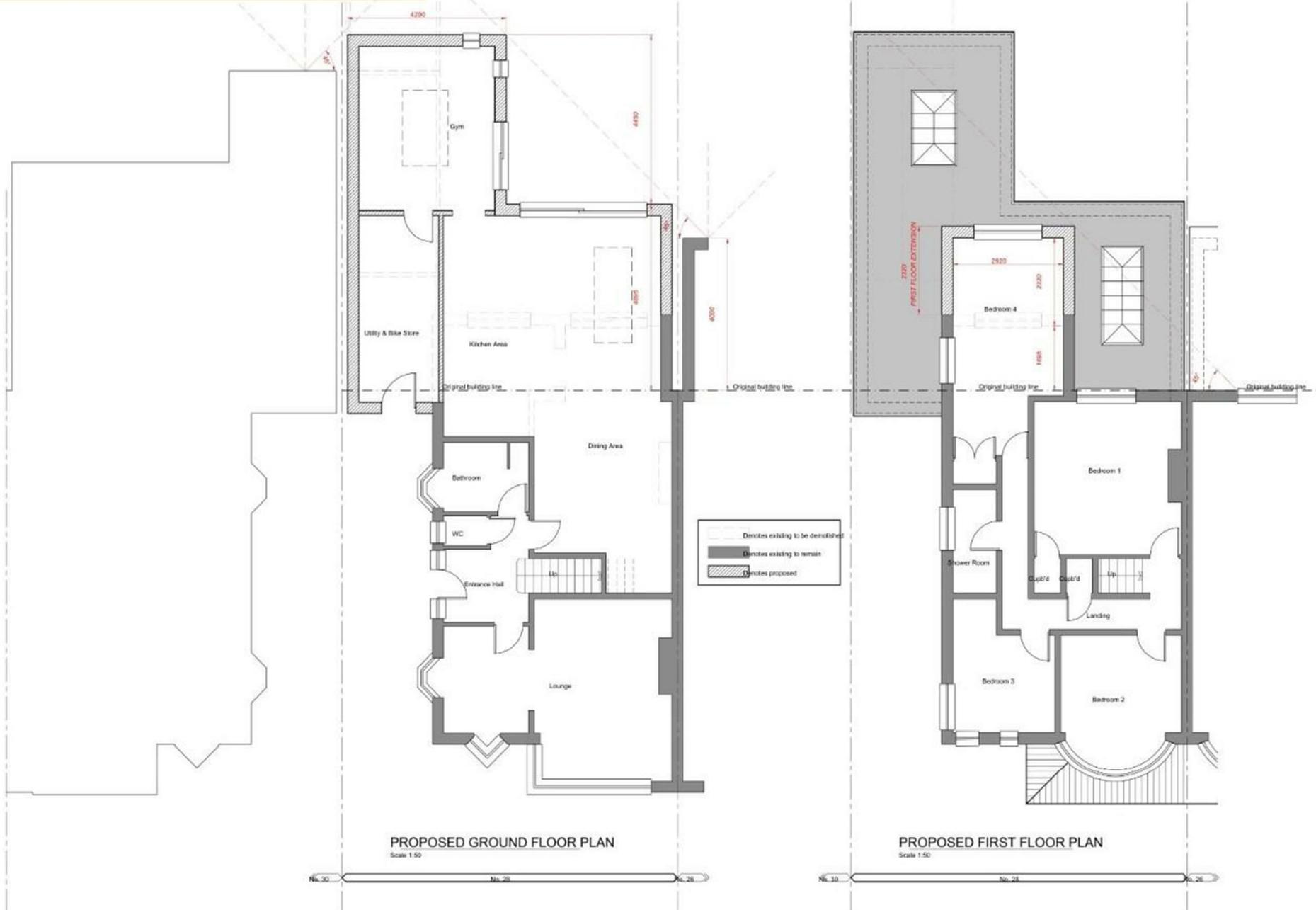
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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These 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.



PROPOSED GROUND FLOOR PLAN  
Scale 1:50

PROPOSED FIRST FLOOR PLAN  
Scale 1:50