



Cudas Close, Stoneleigh

The **PERSONAL** Agent

£875,000

Freehold

- Four Bedrooms
- Detached House
- Kitchen / Dining Room
- Utility Room
- Ensuite Shower Room
- Downstairs W/C
- Detached Summerhouse
- Walk to Shops, Schools & Station
- Planning approved to extend



Situated just a stone's throw from Auriol Park and Auriol Junior and Cuddington Primary schools is this detached, four bedroom family home.

The property offers a stunning kitchen / dining / living space to the rear with bi folding doors to the garden and a separate utility room. Also on the ground floor is a spacious lounge with bay window and a downstairs W/C.

Upstairs are four generously proportioned bedrooms including the 12 x 12 Master bedroom

with a stylish ensuite shower room. To the front of the property is a large driveway which provides parking for several cars, while to the rear is a garden measuring over 60ft with a Westerly aspect. The garden has been recently landscaped with separate lawned and patio areas sitting in front of a timber built summerhouse.

Early viewing essential. Sole agents.

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



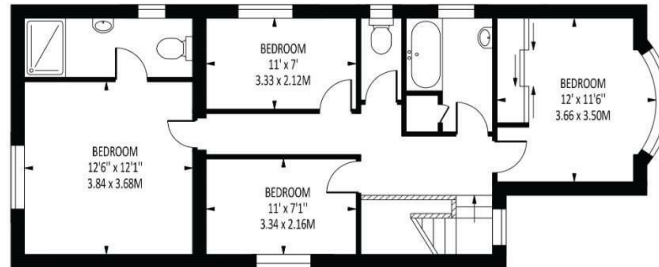


The **PERSONAL** Agent

Cudas Close

Total Area: 1567 SQ FT • 145.58 SQ M
(Including Outbuilding)

Total Area Of Outbuilding: 155 SQ FT • 14.40 SQ M



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(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.

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333699

LETTINGS & MANAGEMENT
163 High Street
Epsom, Surrey, KT19 8EW
01372 726 666



The **PERSONAL** Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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.

