



Waverley Road, Stoneleigh

The **PERSONAL** Agent

£650,000

Freehold

- Three Bedrooms
- Semi Detached
- Two Reception Rooms
- West Facing Garden
- Tandem Double Garage
- Driveway
- Walk to Shops, Schools & Station
- No Chain



Situated in a highly sought after road within easy walking distance of schools, Stoneleigh Broadway and railway station is this attractive, three bedroom family home.

The property offers two spacious reception rooms including the living room with bay window to the front, and the dining room to the rear with double doors to the garden.

Upstairs are three bedrooms in a classic 1930s layout with two large double bedrooms and one

single bedroom opposite the family bathroom.

Outside, a long driveway leads to a tandem double garage, and the west facing garden measures approximately 96ft in length.

Early viewing essential. No chain.

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.

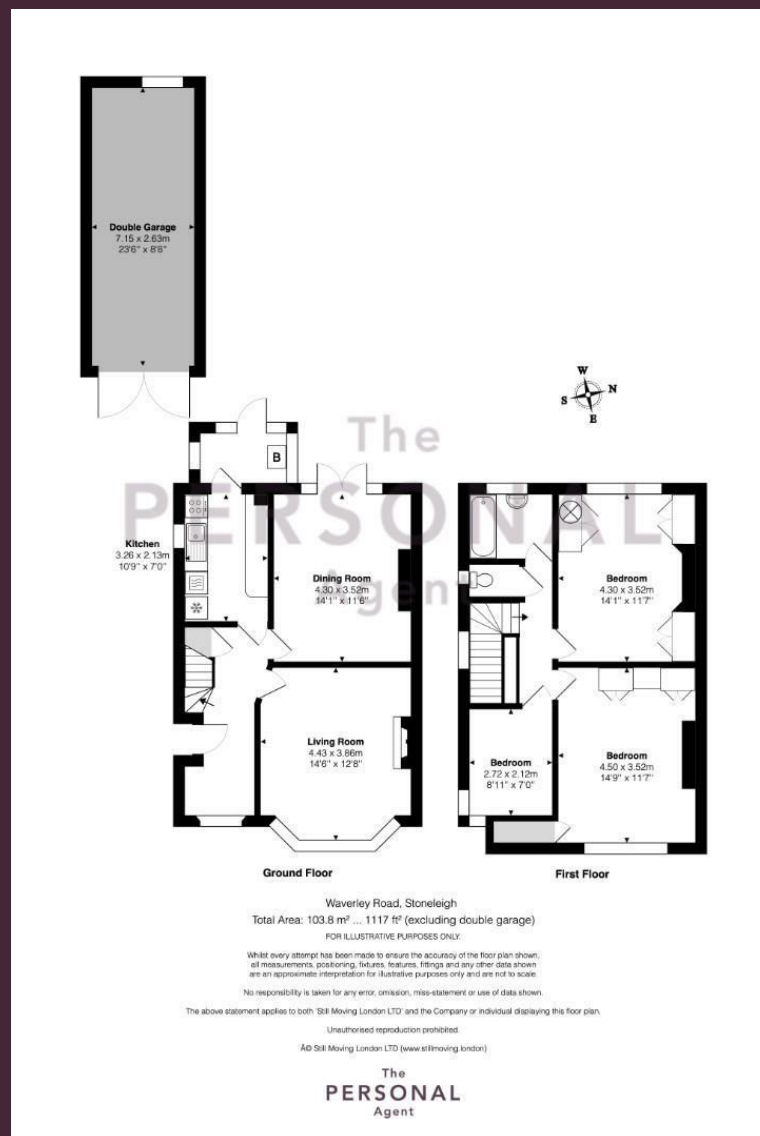
Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

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		
(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.

