



Thorndon Gardens, Stoneleigh

The **PERSONAL** Agent



# £750,000

## Freehold

- Semi Detached
- Four Bedrooms
- Kitchen / Dining Room
- Extended
- Walk to Shops / Schools & Station
- Refurbished
- Backing Parkland
- Downstairs Toilet



\*\*\* GUIDE PRICE £750,000 - £775,000 \*\*\*

Situated in a rarely available and highly sought after road within walking distance of local shops, schools and Stoneleigh railway station is this stunning and modern four bedroom family home.

This home offers a fantastic open plan kitchen / dining / living space at the rear of the property. This extension provides lots of light to flood in and is optimal for modern day living. Further to the huge kitchen dining room, there is also a large family room and an additional multifunctional reception room towards the front.

The downstairs space also boasts a utility room and downstairs toilet which is essential for family life!

As you move upstairs, you are met by four well proportioned bedrooms, three of which being large doubles. The principle bedroom has a Juliet balcony overlooking the garden and kitchen / dining room. The family bathroom has also been refitted in recent years topping off a truly stunningly presented home.

The landscaped garden measures 75ft in length and has a large garden office nestled at the end. This property benefits from backing onto open fields and the entrance to Auriol park is just a stones throw away.

This family home is welcomed to the market in excellent decorative order and is sure to attract early interest.

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.

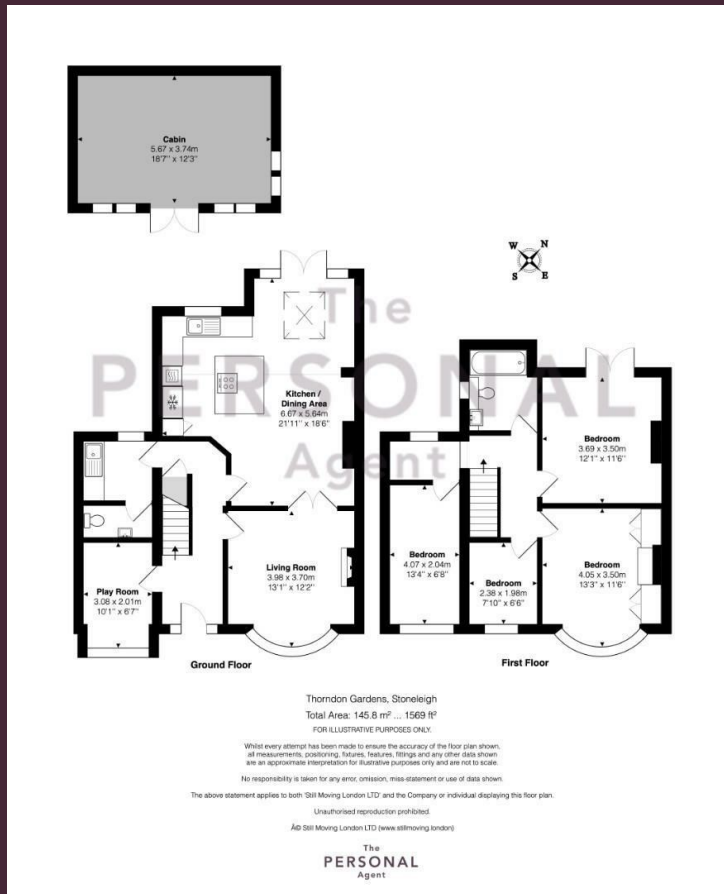
Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



