



Rutherwyke Close, Stoneleigh

The **PERSONAL** Agent

Price Guide £625,000

Freehold

- Original 1930's Semi Detached House
- Rarely Available Close in Stoneleigh
- Spacious Entrance Hall and W.C
- Three Reception Rooms
- Sun Lounge With Views Over Garden
- Fully Fitted Kitchen and Bathroom
- Two/Three Bedrooms
- Well Established Level Rear Garden
- Driveway and Covered Car Port
- Excellent Extension Potential and No Chain

This charming 1930's semi detached house is available to the market for the first time in over 58 years and although has been well cared for is now in need of some modernisation and occupies an enviable position in one of Stoneleighs finest no through roads. NO ONWARD CHAIN.

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.

Only a stone's throw away are independent shops, supermarkets, busy restaurants and cosy cafes and two mainline train stations are within walking distance with fast services to Central London in under 30 minutes.



This hidden gem is now ready for the next family to enjoy and exudes love and warmth with a cosy inviting feel and benefits from a fully fitted kitchen and modern bathroom, leaving room in the budget for further extension subject to planning.

You enter the home via a spacious entrance hall with stairs to the first floor landing and there is a handy downstairs W.C with an adjoining family bathroom. From the hall there are original art deco leaded light doors off to various reception rooms, which include a living room which is centred around a feature fireplace and large bay window to the front aspect and for formal dining and entertaining there is a second reception which leads to bright Sun Lounge with views and direct access to a pretty garden.

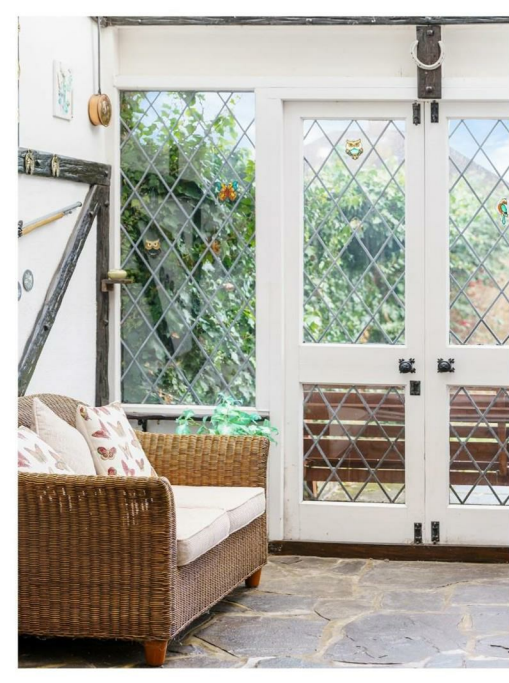
The kitchen although a little dated by today's standards has been thoughtfully designed and is fully fitted with plenty of worktop space for preparing delicious meals.

Upstairs there are two double bedrooms and a separate snug. There is also access to eaves storage space that currently houses en-suite wash hand basins and an airing cupboard, and once extended can comfortably accommodate further bedrooms and en-suite, subject to planning

Outside the secluded rear garden provides a peaceful retreat and is a gardeners dream with mature borders well stocked with trees and shrubs and a potting shed.

Homes of this original style and quality are becoming a rarity, so please get in-touch, should you wish to make this your family home for years to come.



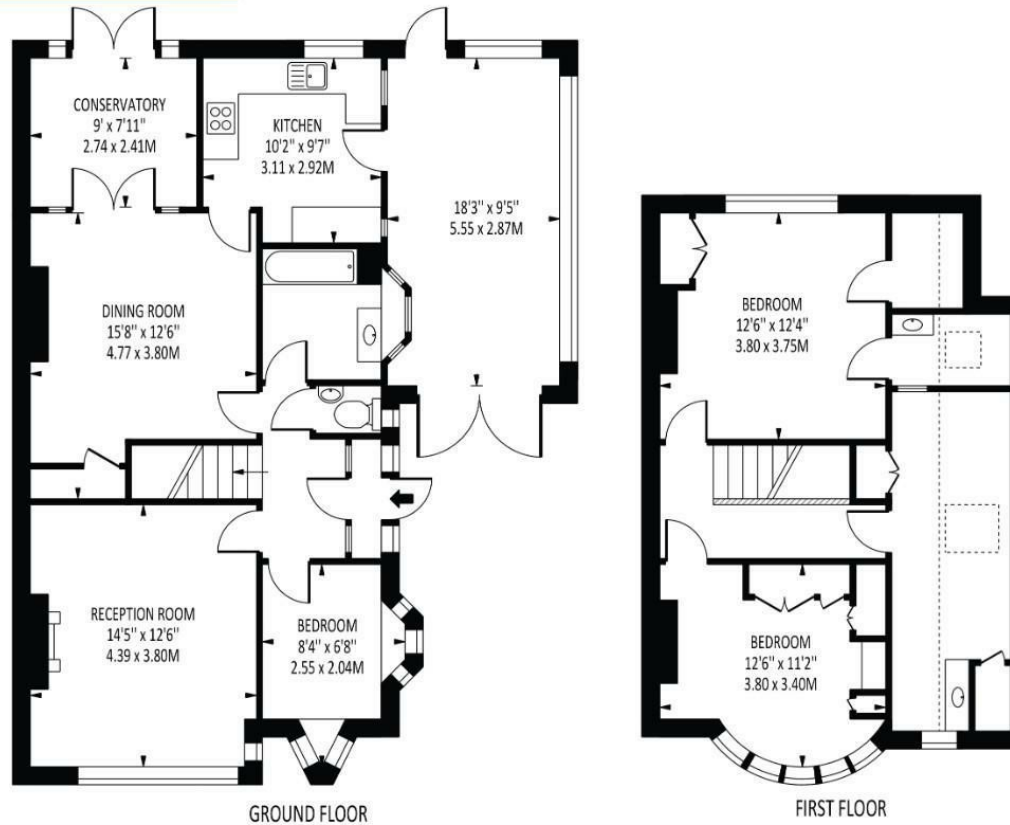


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Rutherwyke Close

Total Area: 1471 SQ FT • 136.66 SQ M
(Including Restricted Height Area)
Restricted Height Area : 98 SQ FT • 9.08 SQ M



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		
	33	77
England & Wales		
EU Directive 2002/91/EC		

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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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