



Stoneleigh Avenue, Worcester Park

The PERSONAL Agent

# Offers In Excess Of £565,000 Freehold

- Stylish 1930s family home
- Enclosed Entrance Porch
- Traditional Entrance Hall
- Separate Living Room With Bay Window and Fitted Shutters
- Modern Open Plan Kitchen/Dining Room
- Sun Lounge/Playroom
- Three Well Proportioned Bedrooms
- Modern Family Bathroom
- Level Landscaped Rear Garden
- Private Driveway and Detached Garage

The Personal Agent are proud to present this attractive and beautifully presented three bedroom family home with private driveway and detached garage, offering stylish and beautifully appointed accommodation which certainly ensures that this fine property stands out from the crowd.

There is a real attention to detail throughout this home, with our clients choosing stylish design touches that provide an enviable ground floor living space which is perfect for entertaining, social occasions and most importantly, day to day family life.

Blending traditional charm with a contemporary yet practical layout, the accommodation is bright and spacious being laid out over two floors. However, for buyers looking for longevity within a home, there is further potential and scope for a significant loft conversion and rear kitchen extension, which many of these homes have undertaken, subject to planning permissions being obtained.

The enclosed entrance porch leads to a welcoming entrance hall with stairs to first floor landing and to the front a separate



living room provides a warm, cosy yet spacious feel with a recessed fireplace and a large bay window with bespoke shutters helping to create a fantastic first impression. The rear reception room is a perfect family space or a formal dining room with an exposed brick feature fireplace and this room has been knocked through to a stylish fully fitted kitchen with matching range of floor and wall mounted units incorporating a matching breakfast bar. From here sliding patio doors lead to lovely sun lounge/playroom with views of and direct access to the rear garden beyond.

Upstairs there are three nicely proportioned bedrooms all with matching double glazed windows, a modern family bathroom and a sizable loft space.

Outside, the property also shines with a great sized westerly facing level rear garden with a terrace seating area and lawned garden which provides a good amount of space for the kids to let off steam and to the rear a useful detached garage/workshop and a block paved driveway to the front.

This desirable area is extremely popular due to its excellent location close to good local schools, parks and high street with a wide choice of cafes, restaurants and pubs and station with regular fast trains to London Waterloo (25min).

The property is within walking distance of both Worcester Park station which is roughly 18 minutes walk (0.6 of a mile) and Stoneleigh mainline rail station which is 10 minutes walk with regular services to London. Both the M25 and A3 are easily accessible, giving a straight forward route to London and both Heathrow and Gatwick international airports.

There are also local bus routes nearby giving convenient access to Kingston and Sutton Shopping centres and Morden underground, making this property ideal for commuters.

Tenure: Freehold  
Council Tax Band: D




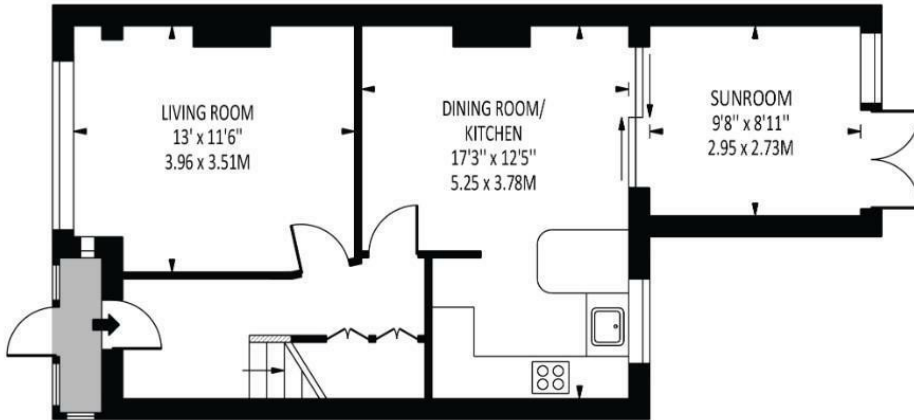
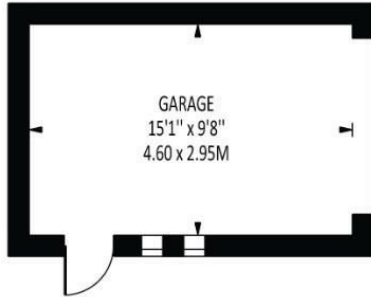


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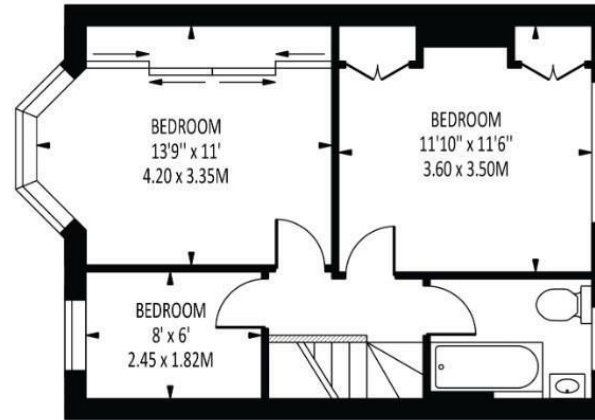
## Stoneleigh Avenue

Total Area: 1098 SQ FT • 102.02 SQ M  
(Including Garage)  
Garage Area : 146 SQ FT • 13.57 SQ M

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



GROUND FLOOR



FIRST FLOOR

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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**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.

