



Chadacre Road, Stoneleigh

The **PERSONAL** Agent

Price Guide £675,000

Freehold

- Excellent Extension Potential S.T.P.P
- Prominent Corner Position
- Ample Off Road Parking
- Detached Garage and Shed
- Two Reception Rooms
- Extended Kitchen With Utility Area
- Four Bedrooms
- Family Bathroom
- Level Rear Garden With Workshop
- No Chain

This attractive four bedroom semi detached family home occupies a prominent corner position with excellent extension potential STPP and is offered to the market with No Onward Chain.

Available to the market for the first time in over 50 years this charming property is located in a popular residential road close to Stoneleigh Broadway and the historic Nonsuch Park.

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.

You enter the home via a traditional entrance hall with stairs to the first floor landing and doors off to two large 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 dining/family room with views and direct access to a level child friendly rear garden.

The kitchen although a little dated by today's standards is fully fitted with plenty of worktop space and useful utility area which provides access to the outside and detached garage.

Upstairs there are four bedrooms in total, three on the first floor, one of which is currently used as a home office and another is located in the loft with access to eaves storage that when fully converted can comfortably accommodate an en-suite shower room.

Outside the rear garden provides a peaceful retreat and is a gardeners dream with mature lawn and room for trees and shrubs and a handy summer house/workshop and to the side is a detached garage with plenty of space for a side extension subject to planning permission.

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.

Stoneleigh is a highly sought after residential areas 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.

Epsom with its range of shops, restaurants, sports facilities, mainline railway station and theatre, as well as the Epsom Downs Racecourse which hosts the world renowned Derby Day is close by. Kingston offering a more comprehensive range of shops is also a short drive away.

Tenure - Freehold
Council tax band - E



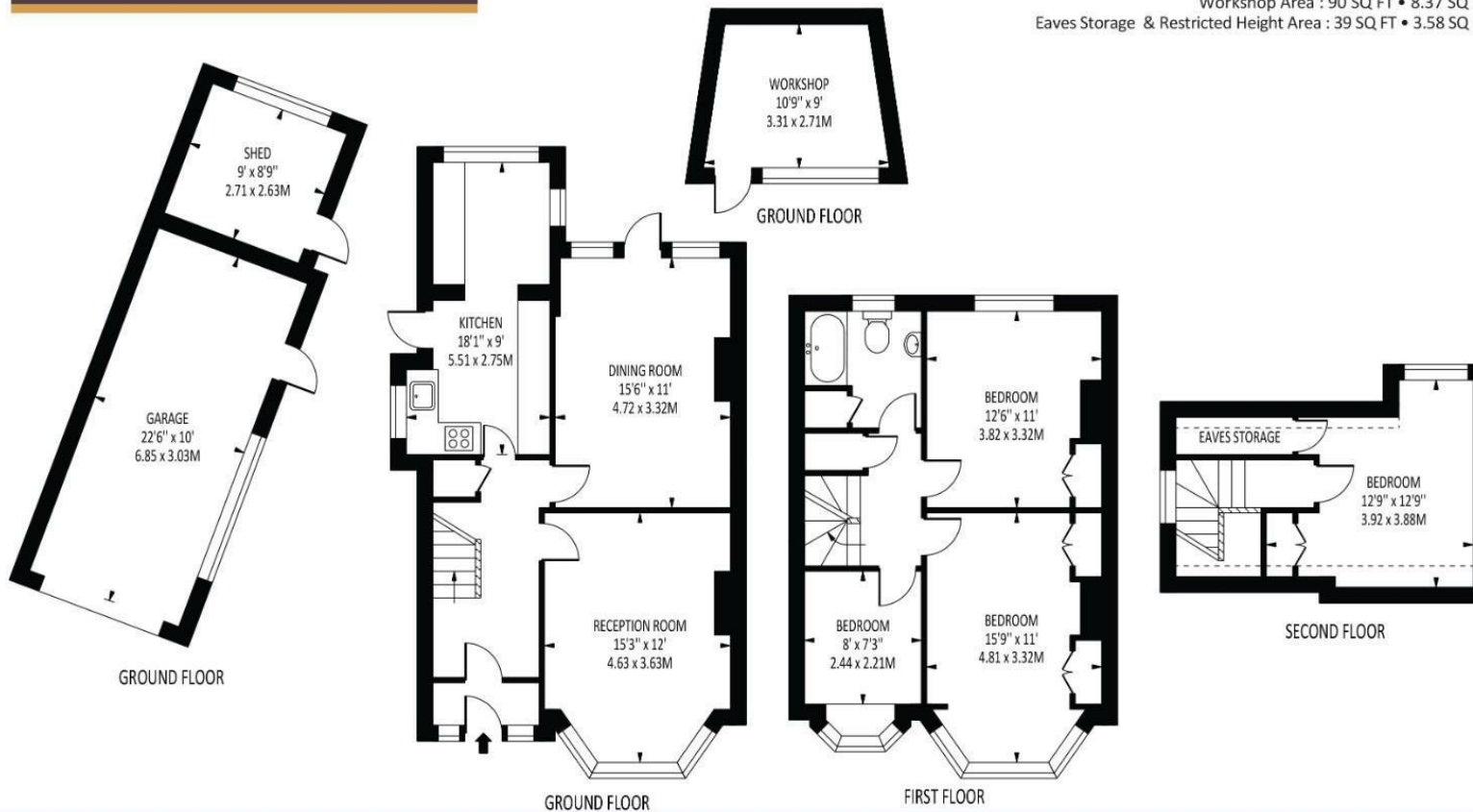


The **PERSONAL** Agent



Chadacre Road

Total Area: 1661 SQ FT • 154.27 SQ M
(Including Garage, Workshop, Shed, Eaves Storage & Restricted Height)
Garage Area : 223 SQ FT • 20.76 SQ M
Shed Area : 77 SQ FT • 7.13 SQ M
Workshop Area : 90 SQ FT • 8.37 SQ M
Eaves Storage & Restricted Height Area : 39 SQ FT • 3.58 SQ M



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.

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		
	68	81
England & Wales		
EU Directive 2002/91/EC		

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 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 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.

