The **PERSONAL** Agent

£695,000

Freehold

- Two / Three Bedrooms
- Semi Detached
- Two / Three Reception Rooms
- Extended Kitchen/Dining Room
- Refitted Shower Room
- 87ft Garden
- Brick Block Driveway
- Walk to Shops, Schools & Stn.

This chalet style home has planning approved for a Dormer extension creating two further spacious bedrooms and a bathroom to the first floor. The property has already been substantially extended to the rear where a stunning kitchen / dining room has been built with doors to the rear garden.

The property currently boasts two extremely large bedrooms upstairs and a third bedroom / study to the ground floor.

Also to the ground floor is a 15ft lounge with a corner window and striking fireplace, while to the rear is a further spacious reception room which is open plan to the kitchen / dining room, creating one very impressive living space. Off the spacious entrance hallway is a stylish, refitted shower room and W/C.

To the front of the property is a brick block driveway, and to the rear an 87ft lawned garden.

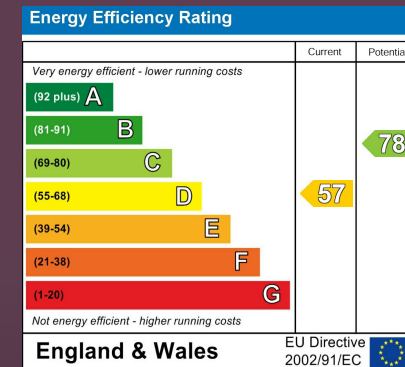Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch 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.

Garden
26.80 x 6.90m
87'11" x 30'6"

Kitchen
5.81 x 3.55m
19'1" x 8'9"

Dining Area
4.24 x 3.50m
13'11" x 11'6"

Study
2.54 x 2.33m
8'4" x 7'8"

Living Room
4.56 x 3.59m
15'0" x 11'9"

Bedroom
4.30 x 4.09m
14'1" x 13'4"

Eaves Storage

Bedroom
4.30 x 4.30m
14'1" x 14'1"

Ground Floor

First Floor

Chadacre Road, Stoneleigh
Total Area: 118.3 m² ... 1274 ft² (excluding eaves storage, garden)
FOR ILLUSTRATIVE PURPOSES ONLY

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, doors, windows, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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