



Park Avenue West, Stoneleigh

The **PERSONAL** Agent

Offers In Excess Of £750,000 Freehold

- Three/ Four Bedrooms
- Semi Detached
- Four Reception Rooms
- Kitchen / Breakfast Room
- Ensuite Shower Room
- Garage & Driveway
- 130ft Southerly Aspect Garden
- Walk to Shops, Schools & Stn.



This well presented three / four bedroom family home is situated within easy walking distance of Stoneleigh Broadway and railway station, as well as local schools and the Historic Nonsuch Park.

The property offers a total of four reception rooms, with the extended dining room to the rear open plan to the refitted kitchen / breakfast room.

Upstairs are three generously proportioned bedrooms, a spacious family bathroom and a

stylish ensuite shower room to the Master bedroom.

A large brick block driveway to the front leads to a detached single garage, while to the rear is a larger than average, 130ft garden with a Southerly aspect.

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
Council tax band - E







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 333699

LETTINGS & MANAGEMENT
 163 High Street
 Epsom, Surrey, KT19 8EW
 01372 726 666



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.

