



Thorndon Gardens, Stoneleigh

The **PERSONAL** Agent

£850,000

Freehold

- Backing directly on to Auriol Park
- Attractive double fronted family home
- Extended & modernised to high standard
- Four generous bedrooms along with fifth bedroom/study downstairs
- Three reception rooms
- 22ft kitchen/dining room
- Utility room & d/s cloakroom
- Ensuite shower room & family bathroom
- 80ft rear garden with large patio terrace
- Large driveway with ample parking

Set within a popular residential road close to parkland this attractive double fronted family home has been well extended with multiple upgrades by our client and warrants immediate inspection to appreciate its well proportioned accommodation and generous rear garden.

As soon as you step foot into the welcoming entrance hall, the feeling of space is immediate and this fine home provides a traditional and homely feel.

The flexible and spacious ground floor layout helps to provide a great first impression and from the central entrance hall you have access to all of the rooms.

The heart of this home is undoubtedly its stunning kitchen/dining room which measures an impressive 22ft and enjoys so much natural light with its huge



glass atrium and bi-fold doors that provide direct access to its gardens.

This room seamlessly links to the family room in an open plan format, which altogether provides the ultimate entertaining space.

The separate bay fronted living room links and opens up directly to the family room, making it the perfect space to relax in, but equally as flexible for social occasions, which is testament to just how well designed this home is.

The ground floor is completed by a sizeable study which could be utilised as bedroom five, a play room, a utility room and a downstairs cloakroom with a separate coat & boots lobby off the main entrance hall, another nice design touch.

There are four impressive bedrooms on the first floor, the principal bedroom enjoys a modern ensuite shower room, there are great elevated views from the bedrooms at the rear and then to top it all off, there is a recently refitted family bathroom with quality fittings too.

The garden is a real stand out feature for this home, measuring 80ft and backing directly onto the park which helps to ensure plenty of privacy. Not only has the garden been beautifully cared for but it also provides significant potential with space to create a detached workshop or studio at the end of the plot without compromising the feel of the garden.

Viewing highly recommended. Sole agent.

Tenure - Freehold
Council Tax Band - E

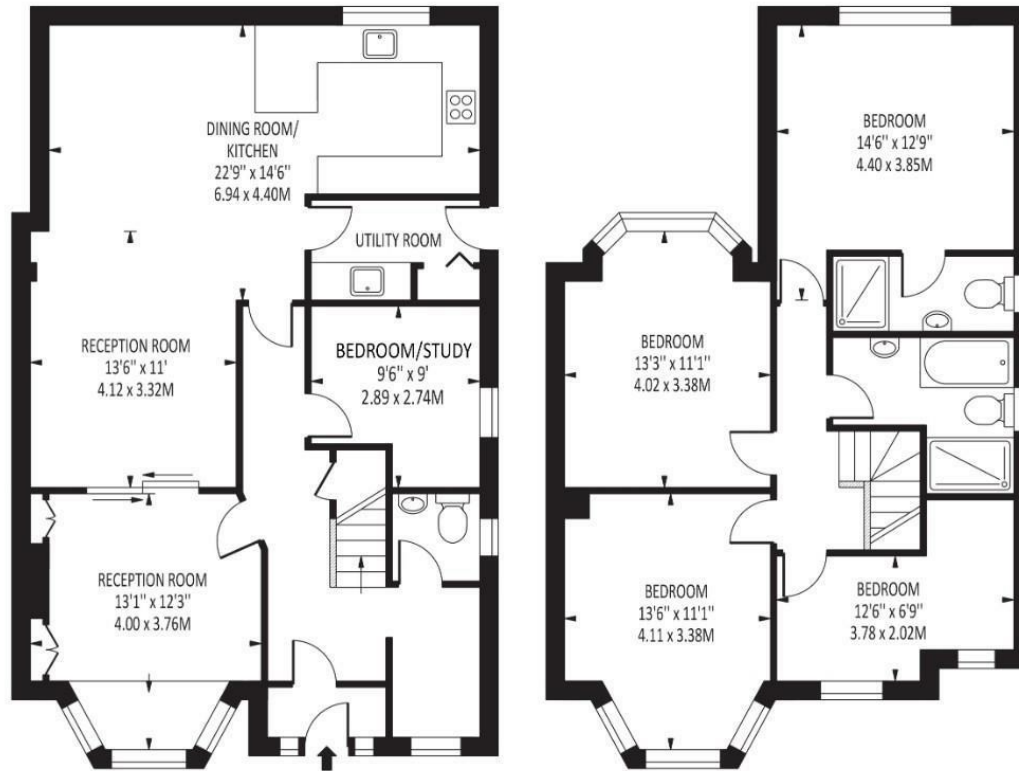




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Thorndon Gardens
Total Area: 1553 SQ FT • 144.30 SQ M



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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		
	75	85
England & Wales		
EU Directive 2002/91/EC		

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