



Thorndon Gardens, Stoneleigh

The **PERSONAL** Agent

Guide Price £925,000

Freehold

- Five bedroom 2,000 sq ft family home
- Ideal for multi generational living or home business space.
- Bay fronted living room
- Open plan kitchen/dining/family room
- Self contained annex with private side entrance
- Two first floor annex bathrooms
- Driveway with ample parking
- Expansive rear garden.
- Highly sought after area
- Vendor suited.

A home of rare scale and versatility, this substantial five bedroom semi detached property sits proudly on a larger than average plot, offering the space, privacy and flexibility that modern family life demands. Incorporating an impressive two bedroom split level annex, generous living areas and an expansive garden, it is perfectly suited to multi-generational living, blended families, or those seeking a home that can evolve with them over time.

From the moment you step into the central hallway, the sense of space is unmistakable. To the front, the bay fronted living room provides a calm, elegant retreat, a place to unwind at the end of the day or gather for family nights in.

To the rear, the house opens into a beautifully connected kitchen/dining/family space that forms the true heart of the home. The fully fitted kitchen flows into a generous dining area and onward to a relaxed family room, all overlooking the garden. This is a space made for hosting, for everyday bustle, for celebrations that spill out onto the terrace on warm summer evenings.

Upstairs, the main house offers three generous bedrooms and a stylish family bathroom, each room thoughtfully proportioned to accommodate the needs of a growing household and there is direct access to annex side of the home which provides two further bedrooms and a second bathroom.



The split level Annex offers Independence, flexibility and possibility and is where this home truly stands apart. With its own entrance, fitted kitchen, lounge/dining area and direct access to the garden, it offers complete independence while remaining connected to the main house.

For those working from home, it provides the perfect professional environment, equally suited to childminders, therapists, hairdressers or anyone seeking a dedicated workspace separate from the main household.

Upstairs, the annex offers two versatile rooms and a family bathroom to create a self-contained living space ideal for grandparents, older children, visiting family or an au pair.

This is multi generational living at its best: privacy without distance, independence without separation.

Outside the expansive rear garden offers a wonderful sense of openness, with plenty of room for children to play, explore and enjoy the outdoors. For keen gardeners, it is a blank canvas ready to be shaped into something special. A large terrace provides the perfect setting for outdoor dining, weekend barbecues and long summer afternoons. Side access leads directly to the annex, adding convenience and privacy.

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

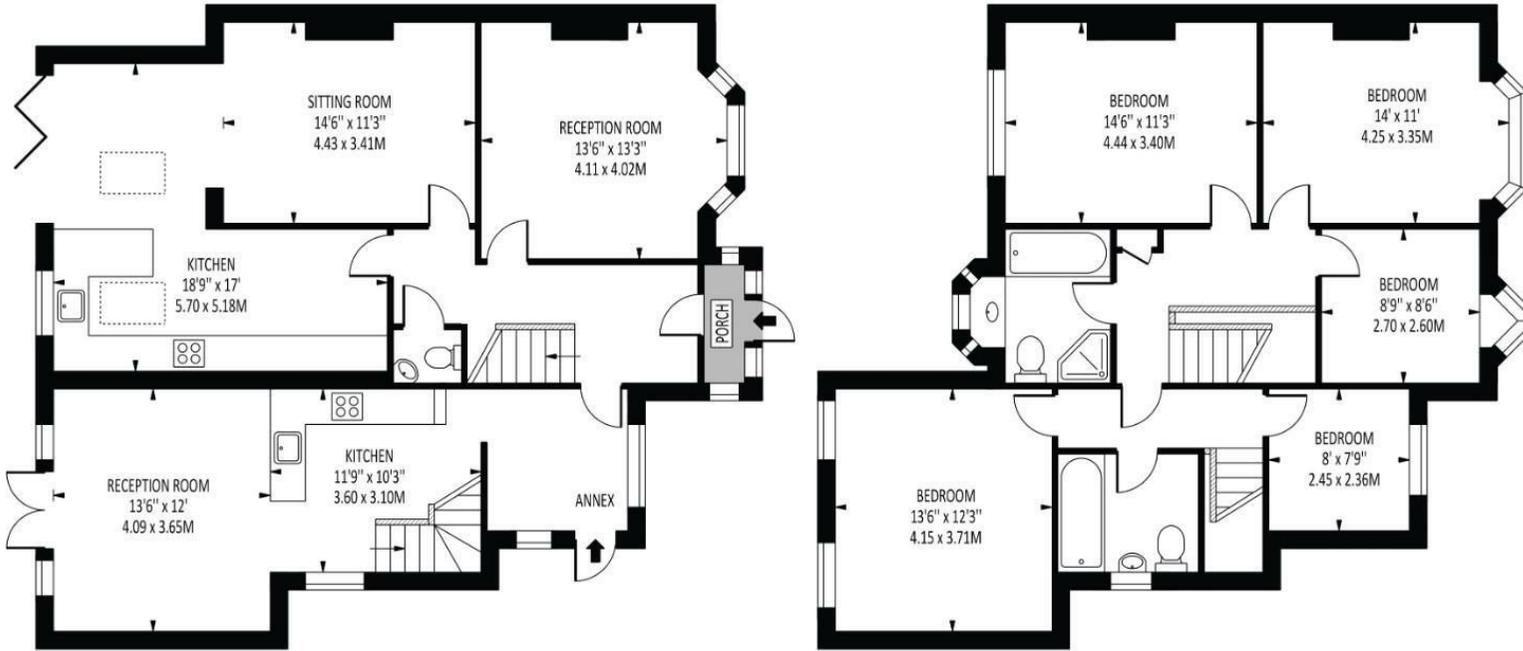






Thorndon Gardens

Total Area: 1991 SQ FT • 184.95 SQ M
 (Including Annex)
 Annex Area : 696 SQ FT • 64.66 SQ M



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | 76 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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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