



Glenwood Road, Stoneleigh

The **PERSONAL** Agent



# Guide Price £700,000

## Freehold

- Rarely Available Detached House in Stoneleigh With No Chain.
- Excellent Extension Potential STPP
- Spacious Entrance Hall
- Living Room With Bay Window
- Separate Dining/Family Room
- Fully Fitted Kitchen/Breakfast Room
- Three Well Proportioned Bedrooms
- Family Bathroom With Separate W.C
- Well Established Level Rear Garden
- Driveway and Attached Garage.

This charming 1930's detached house with attached garage is available to the market for the first time in over 50 years and has been well cared for by the current owners. The property occupies an enviable position and provides extension potential stpp and is located in the centre of Stoneleigh only a minutes walk of the Broadway. Offered to the market with no onward chain.

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.

Only a stone's throw away are independent shops, supermarkets, busy restaurants and cosy cafes and two mainline train stations are within walking distance with fast services to Central London in under 30 minutes.

This lovely home is now ready for the next family to enjoy and exudes love and warmth with a cosy inviting feel and benefits from a fully fitted kitchen and modern bathroom, leaving room in the budget for further extension subject to planning.



You enter the home via a spacious entrance hall with stairs to the first floor landing. From the hall there are doors off to various 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 second reception which leads out to the pretty garden beyond.

The kitchen has been thoughtfully designed and is fully fitted with plenty of worktop space for preparing delicious meals and space for table and chairs with direct access to the rear garden.

Upstairs the generously sized landing leads to three well proportioned bedrooms which are serviced by a family bathroom and a handy separate cloakroom.

Outside the secluded rear garden provides a peaceful retreat and is a gardeners dream with mature borders well stocked with trees and shrubs and a potting shed and access to the an attached garage.

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 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.

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 - F











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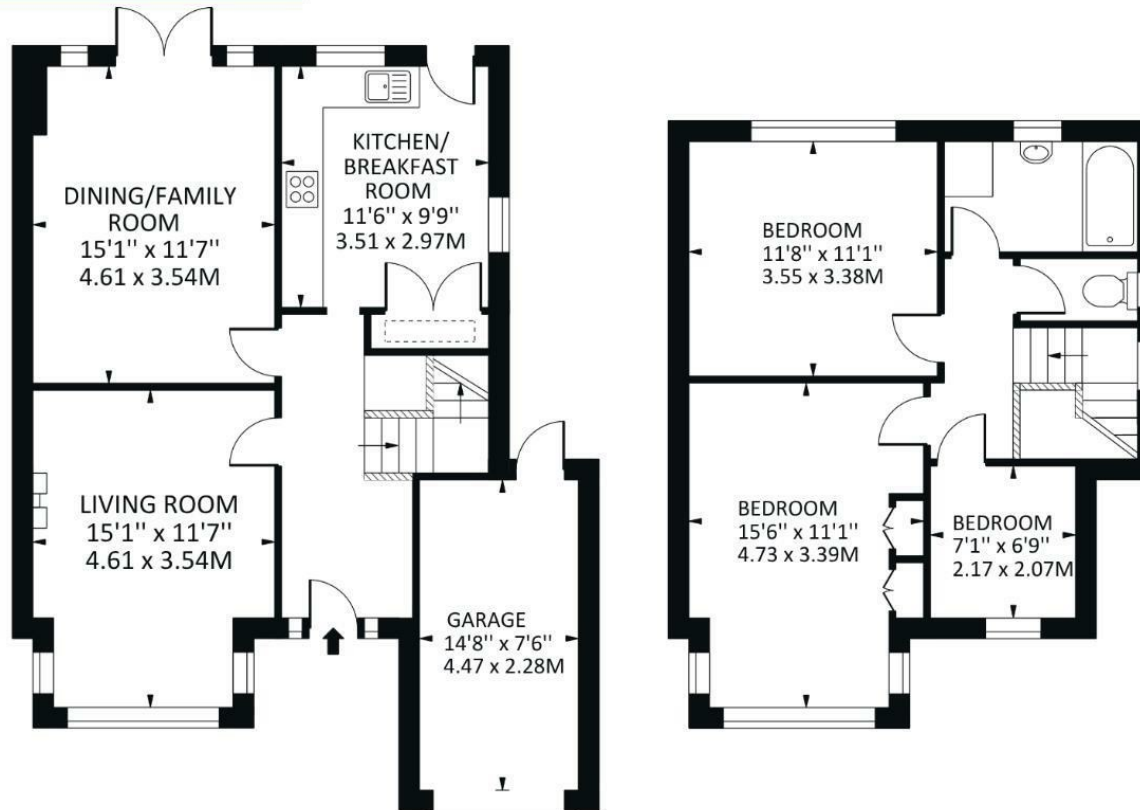


## Glenwood Road

Total Area: 1189 SQ FT • 110.49 SQ M

(Including Garage)

Garage Area : 110 SQ FT • 10.19 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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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**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.



