



Newbury Gardens, Stoneleigh

The **PERSONAL** Agent



# Guide Price £675,000

## Freehold

- Semi Detached 1930's Family Home
- Entrance Hall
- Two Good Sized Reception Rooms
- Fully Fitted Kitchen
- Three Bedrooms
- Family Bathroom
- Level and Secluded Rear Garden
- Driveway and Attached Garage
- Potential for Extension (subject to planning permission)
- Complete Chain Above.

A beautifully presented three bedroom semi detached family home with driveway, attached garage and level landscaped rear garden situated in a highly sought after road in Stoneleigh and offering further potential for extension s.t.t.p and with the added benefit of a complete chain above.

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.

The welcoming entrance hall opens into two generous reception rooms. The front reception features an



impressive bay window that fills the room with natural light, while the rear reception enjoys a peaceful outlook and direct access to the garden.

The kitchen offers excellent storage and workspace, complemented by a pleasant view over the garden and convenient access to the outside.

Upstairs, there are three well-proportioned bedrooms, each offering ample space, along with a comfortably sized family bathroom.

The rear garden is a standout feature, beautifully maintained, level, and framed by mature borders and a neat lawn. To the front, the property benefits from driveway parking and access to an attached garage.

Stoneleigh is a highly sought after residential area with

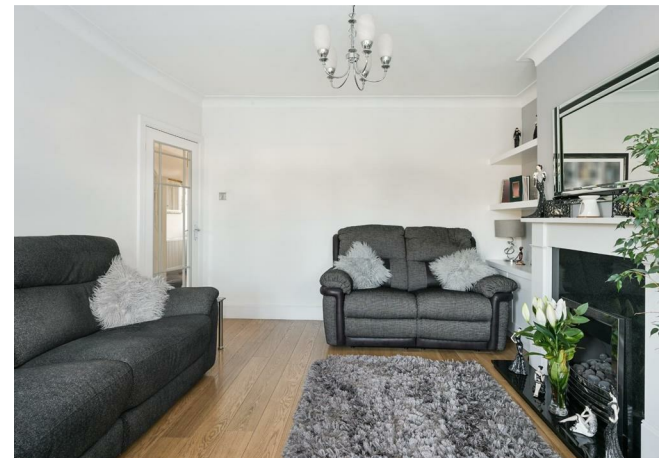
a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes.

There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side and only a short walk away are local shops on Vale Road.

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







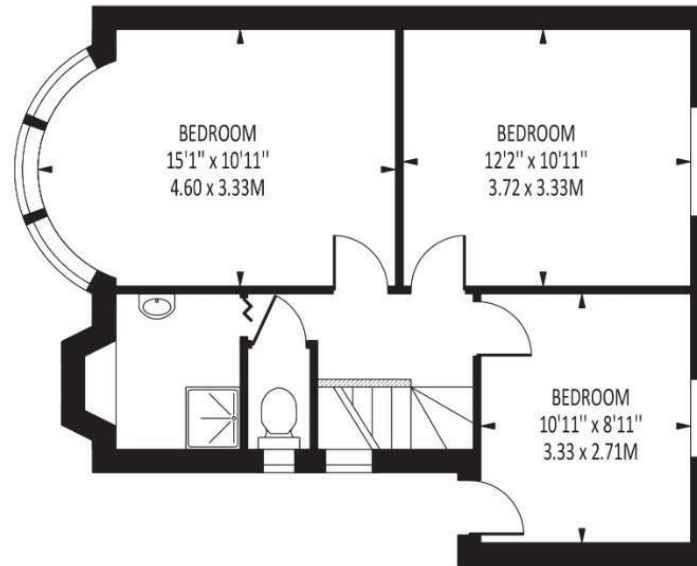
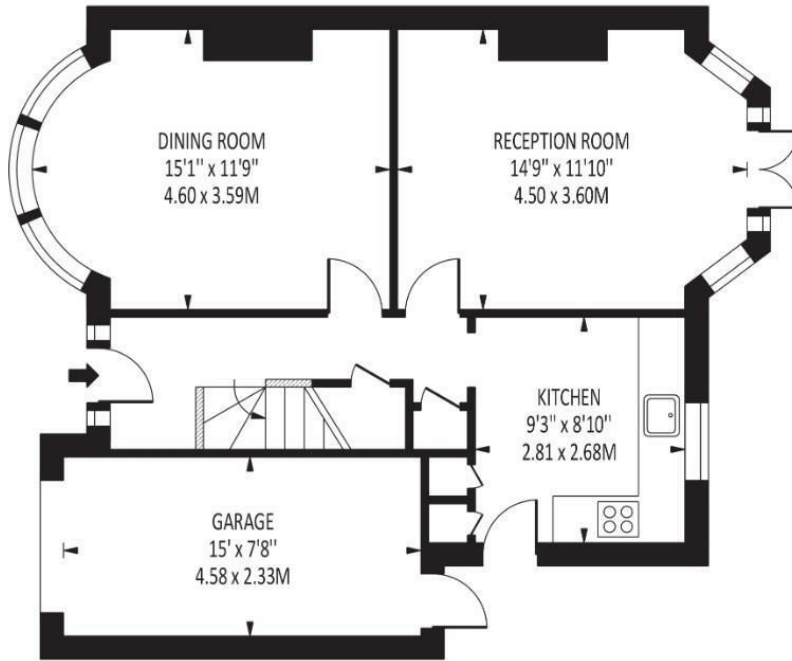


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## Newbury Gardens

Total Area: 1126 SQ FT • 104.58 SQ M  
(including Garage)  
Garage Area : 115 SQ FT • 10.67 SQ M



| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          | <b>67</b> | <b>87</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</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<br>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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**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.



