



Rutherwyke Close, Stoneleigh

The **PERSONAL** Agent



# Price Guide £625,000

## Freehold

- Original 1930's Semi Detached House
- Rarely Available Close in Stoneleigh
- Spacious Entrance Hall and W.C
- Three Reception Rooms
- Sun Lounge With Views Over Garden
- Fully Fitted Kitchen and Bathroom
- Two/Three Bedrooms
- Well Established Level Rear Garden
- Driveway and Covered Car Port
- Excellent Extension Potential and No Chain

This charming 1930's semi detached house is available to the market for the first time in over 58 years and although has been well cared for is now in need of some modernisation and occupies an enviable position in one of Stoneleighs finest no through roads. 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 hidden gem 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 and there is a handy downstairs W.C with an adjoining family bathroom. From the hall there are original art deco leaded light 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 to bright Sun Lounge with views and direct access to a pretty garden.

The kitchen although a little dated by today's standards has been thoughtfully designed and is fully fitted with plenty of worktop space for preparing delicious meals.

Upstairs there are two double bedrooms and a separate snug. There is also access to eaves storage space that currently houses en-suite wash hand basins and an airing cupboard, and once extended can comfortably accommodate further bedrooms and en-suite, subject to planning

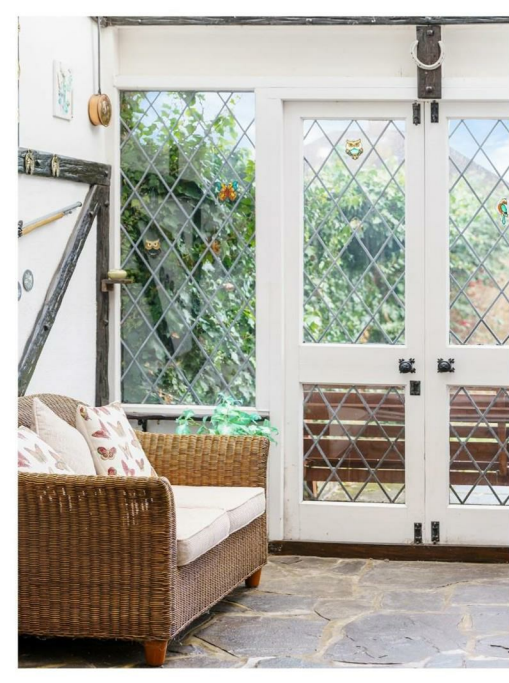
Outside the secluded rear garden provides a peaceful retreat and is a gardeners dream with mature borders well stocked with trees and shrubs and a potting shed.

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.







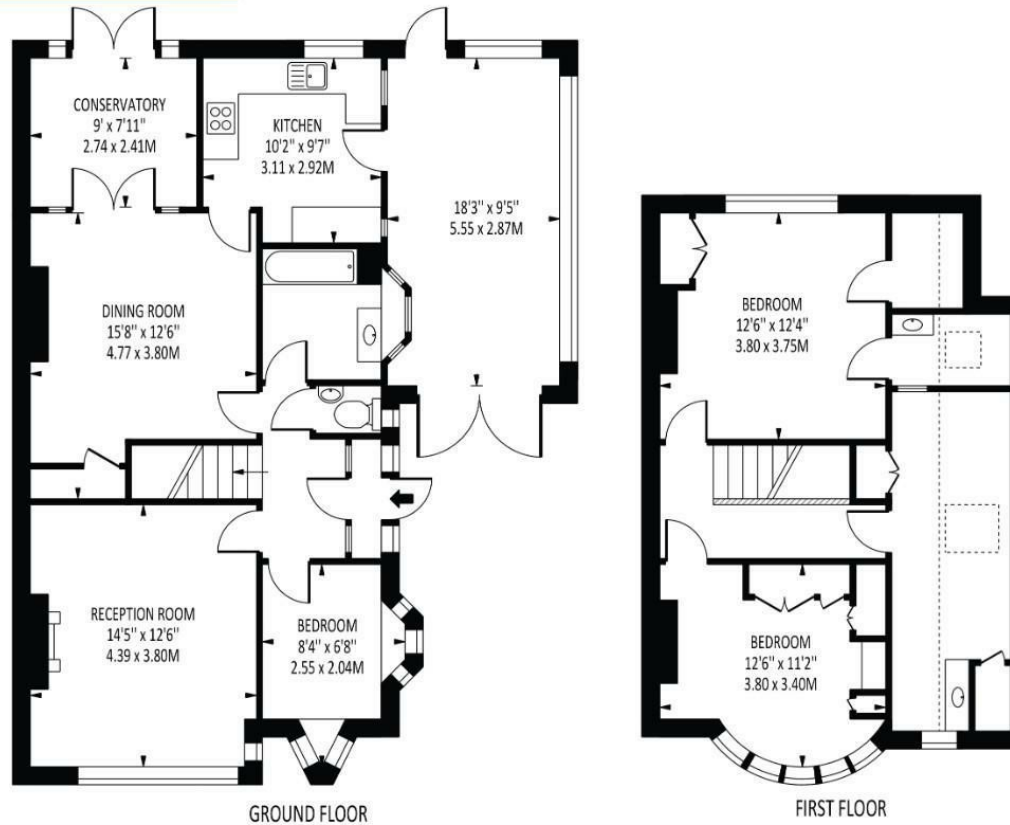


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## Rutherwyke Close

Total Area: 1471 SQ FT • 136.66 SQ M  
(Including Restricted Height Area)  
Restricted Height Area : 98 SQ FT • 9.08 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>		
(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		
		<b>77</b>
	<b>33</b>	
EU Directive 2002/91/EC		
England & Wales		

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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.



