



Ravensfield Gardens, Stoneleigh



Offers In Excess Of £575,000 Freehold

- Semi-Detached Home
- Three Bedrooms
- Two Reception Rooms
- 126ft Rear Garden
- Walk to Shops, Schools & Station
- Driveway with Off Street Parking
- Garage/Storage
- Approved planning for a loft conversion
- Potential for side and rear extension STPP
- No onward chain

The Personal Agent are pleased to present to the market this semi-detached home situated within a highly sought after road in Stoneleigh within walking distance of local schools, parks and Stoneleigh mainline railway station.

The property offers two reception rooms, three bedrooms and an 126ft garden.

The property also has approved planning for a loft conversion as well as potential for a side and rear extension (STPP)

No onward chain

For more information or to arrange a viewing please call us on 02083939411.



The property comprises an entrance hallway with access to understairs storage and doors to; a front aspect reception room with feature fireplace, rear aspect reception room with a feature fireplace and patio doors overlooking and opening onto the garden and a kitchen with a range of eye and base level units with space for utilities and a side access door.

On the first floor there are three bedrooms, two doubles with built-in storage and a single, the family bathroom with separate W/C completes this floor.

Outside to the front is a driveway providing off street parking leading to the side access to the garage, the rear garden measures approximately 126ft, with a decked terrace, ideal for al fresco dining, with a crazy paving leading to the remainder of the garden which laid to lawn with mature planting.

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.

Freehold







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		64	
(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	

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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.





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