



Thorndon Gardens, Stoneleigh

The **PERSONAL** Agent

Guide Price £800,000

Freehold

- Elegant Double Fronted Semi Detached House
- Enclosed Entrance Porch and Welcoming Hallway
- Front Reception With Large Bay Window
- Through Lounge/Diner
- Kitchen With Separate Utility Room
- Downstairs Shower Room and Family Bathroom
- Five Well Proportioned Bedrooms
- Ample Driveway and Attached Tandem Garage/Workshop
- Expansive Eastly Facing Rear Garden
- Offered To The Market Chain Free

Set back behind a generous driveway with garage, this attractive semi detached home immediately sets the tone for relaxed, family focused living. From the moment you step inside, there is a wonderful sense of space, natural light and a connection to the outdoors that flows throughout the home.

The welcoming entrance hall leads into two beautifully proportioned reception rooms, both ideal for modern living. The front reception, bathed in light through a wide bay window, is the perfect space for entertaining or relaxed evenings, while the rear reception stretches across the back of the house and opens directly onto the garden. With sliding doors framing leafy views, this is a room designed for everyday living, ideal for family gatherings, quiet afternoons or opening up on warm summer days to let the garden become an extension of the home.

The kitchen sits at the heart of the ground floor, offering ample workspace and room for casual dining, with direct access out to the garden. A separate utility room keeps everyday tasks tucked away, while the exceptionally long integral garage provides not only secure parking but an abundance of storage or potential workspace, perfect for bikes, hobbies or home projects.



Upstairs, the sense of space continues. The principal bedroom is a calm retreat with fitted storage and a peaceful outlook, while the remaining bedrooms offer excellent flexibility for family life, guests or working from home. A large family bathroom serves the floor, complete with both bath and shower facilities, creating a practical yet comfortable space for busy mornings or slow evenings.

One of the home's standout features is undoubtedly the garden. Stretching far beyond the house, the beautifully maintained lawn is framed by mature trees and planting, creating a private, green haven that changes with the seasons. Whether it's children playing, summer barbecues, or simply enjoying the view from inside, this is a garden that invites you to slow down and enjoy the outdoors. Towards the far end, timber outbuildings provide charming, versatile spaces ideal for home working, creative pursuits or additional storage.

With nearly 2,000 sq ft of accommodation including garage space, this home offers a rare combination of generous proportions, flexibility and an enviable connection to its garden.

A property that has clearly been loved and enjoyed, it now presents a wonderful opportunity for its next owners to simply move in, unwind and make it their own.

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



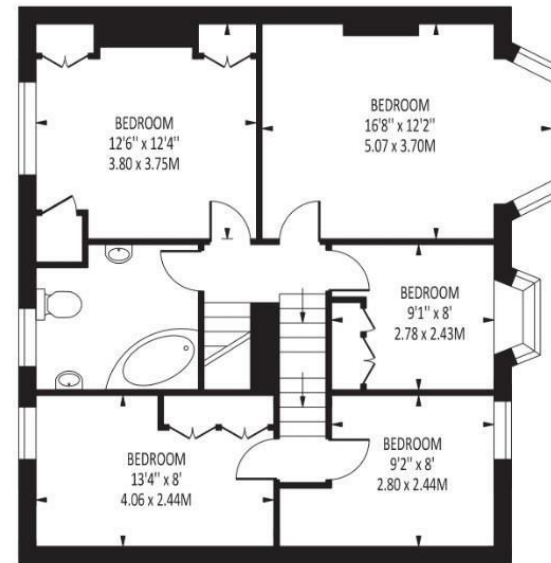


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Total Area: 1996 SQ FT • 185.41 SQ M
(Including Garage & Storage)
Garage Area : 339 SQ FT • 31.47 SQ M
Storage Area : 33 SQ FT • 3.06 SQ M



GROUND FLOOR

FIRST FLOOR

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	77
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.

