



Chadacre Road, Stoneleigh

The **PERSONAL** Agent

# Offers In Excess Of £700,000 Freehold

- Large 1582 sq ft chalet style family home.
- Spacious reception hallway
- Downstairs shower room
- Living room with bay window
- Dining/family room
- Fully fitted kitchen
- Four well proportioned bedrooms
- First floor shower room
- Well established level rear garden
- Detached garage and driveway and No Chain

The Personal Agent are delighted to bring to market this attractive chalet style semi detached family home which has been well cared for over the years and now offers an exciting opportunity for modernisation. Located on one of the finest roads in Stoneleigh, it benefits from an ample driveway and a well established level rear garden with a detached garage and is 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.

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.

Situated in an enviable position just a short walk from Stoneleigh Broadway and the railway station, this attractive 1930s home is designed and built in the popular chalet style synonymous with Stoneleigh.



As you enter the home, you are welcomed by a spacious reception hall with a convenient downstairs bathroom with W.C. Three independent reception rooms offer superb flexibility: a bright living room with a feature fireplace and large bay window, a study that can also serve as a fifth bedroom, and a generous family/dining room. Together, they provide a choice of social spaces for the whole household to enjoy. The family/dining room also leads to a fully fitted kitchen with door out to the garden.

Upstairs, four generously sized double bedrooms are complemented by a separate shower room, offering a practical and convenient layout for busy family life.

Outside, the level and secluded rear garden has been well maintained. It features a secluded terrace seating area that flows onto a well kept lawn, along with access to the detached garage.

Stoneleigh is a highly sought after residential areas 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

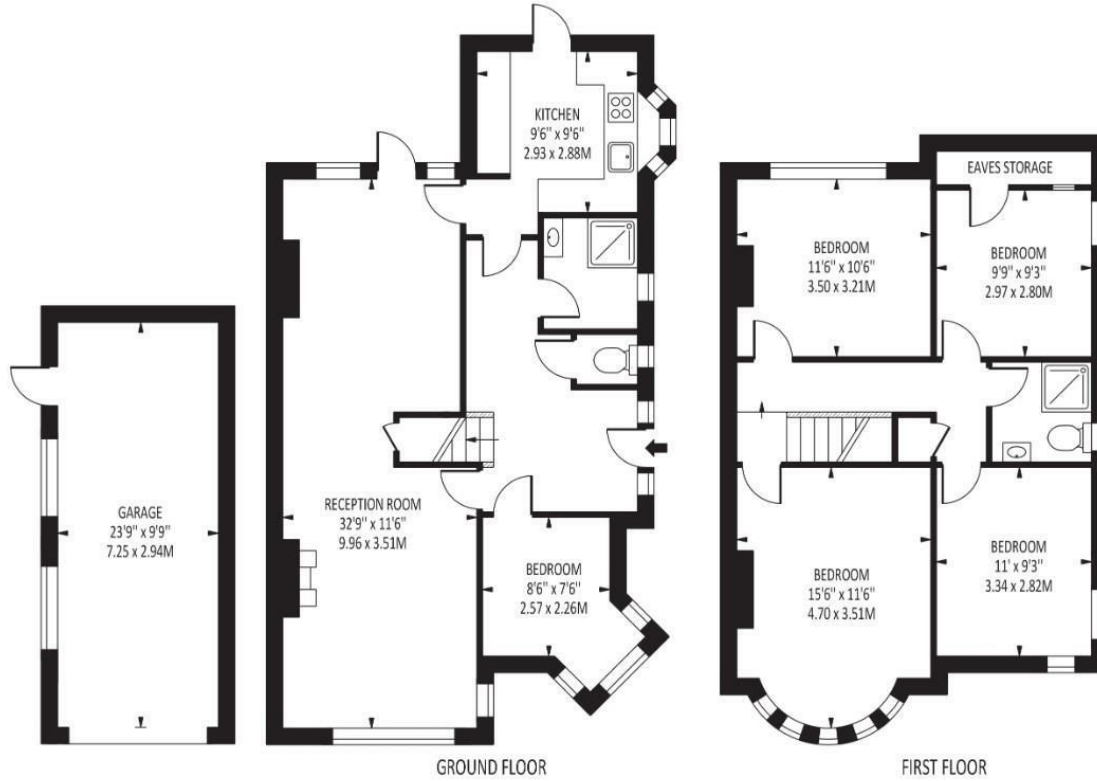






### Chadacre Road

Total Area: 1582 SQ FT • 146.99 SQ M  
 (Including Eaves Storage & Garage)  
 Eaves Storage Area : 18 SQ FT • 1.68 SQ M  
 Garage Area : 229 SQ FT • 21.32 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 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.

