



Briarwood Road, Stoneleigh

The **PERSONAL** Agent

£675,000

Freehold

- Chain Free
- Semi Detached Family Home
- Popular Residential Road, Minutes From Stoneleigh Broadway
- Three Double Bedrooms And An Additional Study
- Large And Bright Reception Room
- Private And Landscaped Front And rear Gardens



This extended, three / four bedroom chalet style home is situated within easy walking distance of Stoneleigh Broadway and railway station, sought after local schools and the Historic Nonsuch Park.

The property offers a large and bright lounge dining room with double doors to the garden and a study overlooking the front garden. Also to the ground floor are a good sized kitchen and a fitted bathroom off the entrance hallway.

Upstairs are three double bedrooms along with a spacious family bathroom has a separate bath and shower along with access to eves storage and loft space.

Outside, a driveway leads to detached single garage, and a fantastic private and landscaped rear garden. With the additional of further extension potential STTP we really do recommend your earliest viewing..

Early viewing essential, sole agents.

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

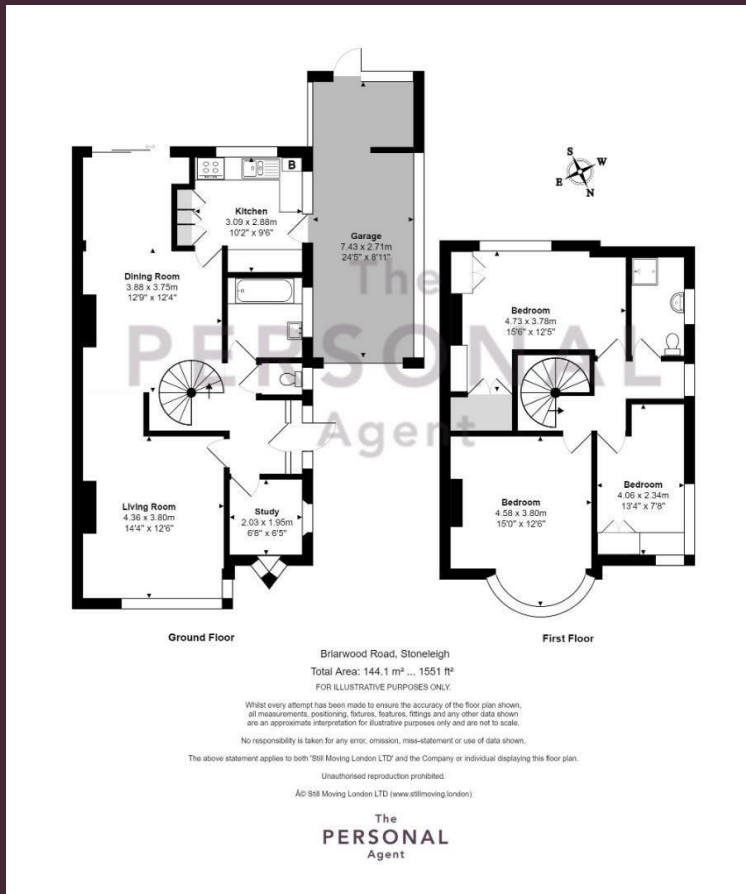
straight forward route to London and both Heathrow and Gatwick international airports.

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







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		55	
(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.

