



Sterry Drive, Stoneleigh

The **PERSONAL** Agent

Price Guide £700,000

Freehold

- Desirable Semi Detached Family Home
- Spacious Entrance Hall
- Downstairs Cloakroom
- Double Aspect Reception Room
- Extended Fully Fitted Kitchen
- Three Double Bedrooms
- Family Bathroom
- Level Park Like Rear Garden
- Private Driveway and Attached Garage
- Superb Extension Potential STPP and No Onward Chain

A wonderful opportunity to acquire a three bedroom semi detached family home with an attached garage and beautiful park like level rear garden. The property offers superb extension potential STPP and is situated in sought after residential road and with the added benefit of no onward chain.

The Personal Agent are delighted to bring to market this fantastic family home which occupies an enviable position in a highly regarded road close to Auriol Park and less than one mile of Stoneleigh Broadway and Station.

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.



This property just oozes class and as soon as walk in you are greeted by a bright and spacious entrance hall with a returning staircase to the first floor landing and there is also access to a handy downstairs cloakroom.

On the ground floor you have a large double aspect reception room with defined living and dining areas, with plenty of room for the family to relax and perfect for entertaining guests with sliding patio doors which lead out to a paved terrace and rear garden.

The fully fitted kitchen has already been extended and is accessed via an interconnecting breakfast room and provides direct access to the double garage with a useful utility area.

Upstairs the property also shines with three generously sized double bedrooms and a large shower room.

Outside, the expansive garden provides a picturesque setting for outdoor gatherings, gardening enthusiasts, or simply basking in the sunshine on lazy afternoons.

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

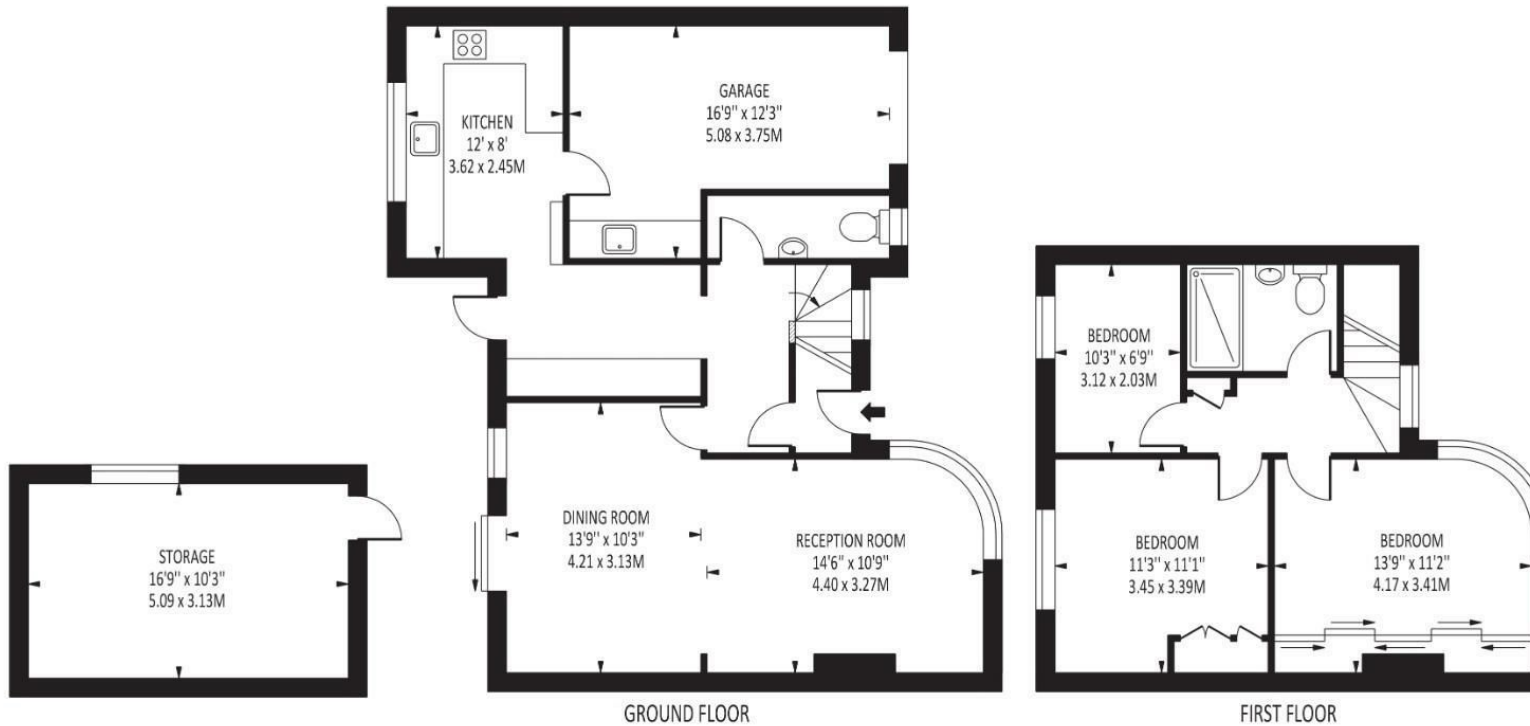






Sterry Drive

Total Area: 1401 SQ FT • 130.12 SQ M
(Including Garage & Storage)
Garage Area : 168 SQ FT • 15.57 SQ M
Storage Area : 171 SQ FT • 15.93 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) A		
(81-91) B		79
(69-80) C		
(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

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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.

