



Stoneleigh Park Road, Stoneleigh,  
Offers In Excess Of £1,000,000 - Freehold



**WILLIAMS  
HARLOW**











Williams Harlow - An exceptional house which boasts size, condition and instant kerb appeal. The ultra convenient location is ideal for Stoneleigh Broadway and train station, local schools including Auriol Junior school and Cuddington Community Primary School. This really is a must view house for serious buyers.

### The Property - Luxury kerb appeal

An imposing house from the front and back which impresses all who arrive. Having been extended, the house is better in everyway and now includes four double bedrooms, three bathroom room facilities to service the bedrooms, four reception rooms with ground floor lavatory to service the ground floor. With period detailing such as bay windows and fireplaces the property offers rich character to balance the modern fittings and décor. Additionally the blend of open plan kitchen family room alongside the separate reception rooms means space for larger families to live harmoniously at all times. Other enhancements include direct access into the double garage, fitted wardrobes to the most bedrooms spacious hall and landing.

### Outside Space - Private and Mature

The front has been paved for ultra convenience. with side access to the rear garden, which is private and mature measuring circa 90 ft by 50 ft.

### The Local Area - Walk to a host of options

Stoneleigh Broadway is a local strip of a highstreet complete with convenient shop, trans station and restaurants. Ewell Village is a little further on, as is Nonsuch park and the Kingston Road which accesses to A3 and Kingston.

### Why You Should Buy - Obvious upon viewing

If your budget allows, this house provides so much more than the alternative step down (three bedroom with kitchen extension) and is well worth the investment.

### Vendor Thoughts

"Our plan was always to utilise the local schools until our

children left for university however that plan changed with work and life opportunity ever flowing in another area"

### Features

Four Bedrooms - Four Reception Rooms - Three Bathrooms - Over 2200 Sq Ft - Double Garage - Ground floor Lavatory - Open Plan Kitchen Family Room - Wide Frontage - Private Rear Garden - Modern Interior

### Benefits

Close To Trains - Close To Shops - Close To Park - Close To Schools - The Hard Work of Extensions Has Been Done For You

### Local Schools

Auriol Junior School State School Ofsted: Good  
The Mead Infant and Nursery School State School Rating:  
Nonsuch Primary School Ofsted: Good  
Cuddington Community Primary School State School Ofsted: Good  
Ewell Castle School Independent School-

### Local Transport

Trains  
Stoneleigh Station  
Ewell West Station  
Worcester Park Station

### Buses

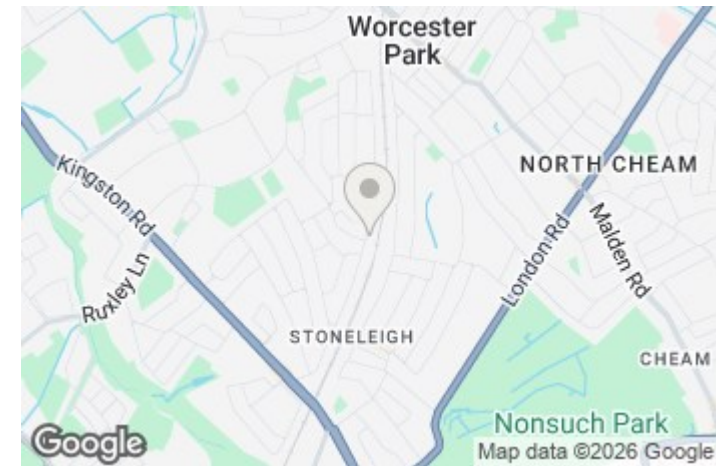
293- Morden to Epsom Hospital  
406- Cromwell Bus Station to Epsom High Street via Stoneleigh Park Road  
668- North Cheam to St Andrews School  
868- Worcester Park to Epsom  
E16- Epsom Clock Tower to Worcester Park (via Kenilworth Road)

### EPC AND Council Tax

C and F

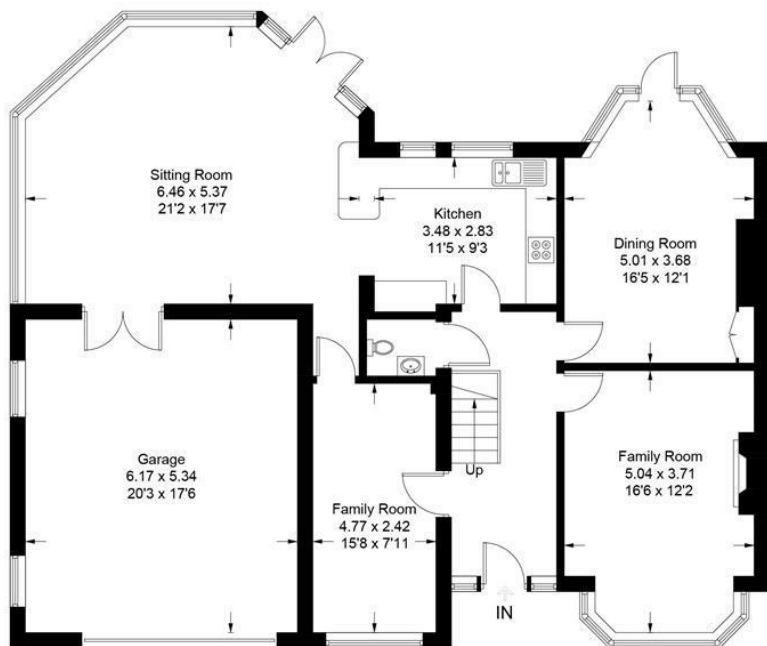
### Why Williams Harlow

We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.

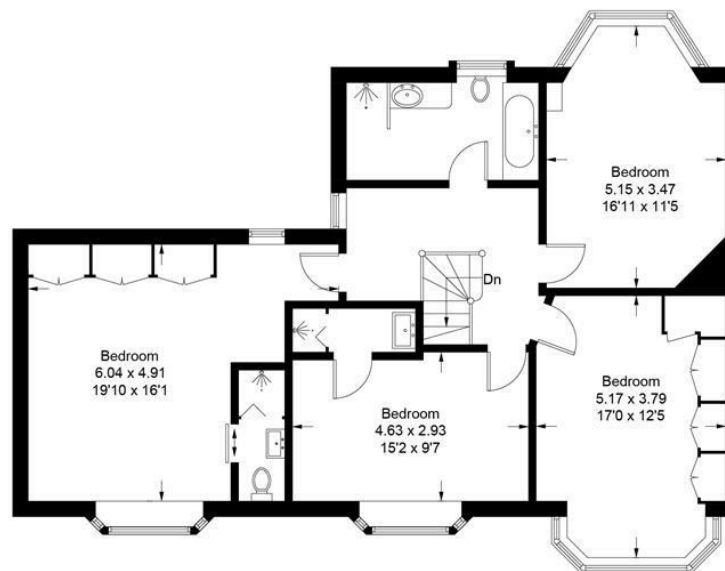


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Approximate Gross Internal Area = 239.3 sq m / 2576 sq ft  
(Including Garage)



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	79
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1303290)

