



 **patrick
gardner**
RESIDENTIAL

154 Stoneleigh Park Road, Epsom, Surrey, KT19 0RG

Guide Price £770,000



- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- THROUGH LIVING/DINING ROOM
- MODERN FAMILY BATHROOM
- RAISED DECKING AREA AT REAR
- ESTABLISHED GARDEN
- DRIVEWAY FOR SEVERAL CARS
- SCOPE TO EXTEND STPP
- CLOSE TO STATION AND SHOPS
- IDEALLY LOCATED FOR LOCAL SCHOOLS

Description

A covered front door opens into a spacious hallway with doors off. The open plan living/dining room benefits from a bay window and wall mounted contemporary gas fire and provides ample space for relaxing and entertaining with bi-fold doors leading straight out onto a decked area. The galley style kitchen features a range of wall and base units with integrated oven and hob with extractor over and space for white goods and door leading to the garden.

The first floor comprises three bedrooms, two of which are doubles with built in storage. The principal benefits from a bay window providing plenty of natural light. All bedrooms are served by a family bathroom with jacuzzi style bath, separate shower, wash hand basin and w.c.

Outside the raised decked area leads down to an expanse of lawn with established shrub borders and trees providing privacy. To the front there is a driveway providing parking for several vehicles and side access via double gates to the garage.

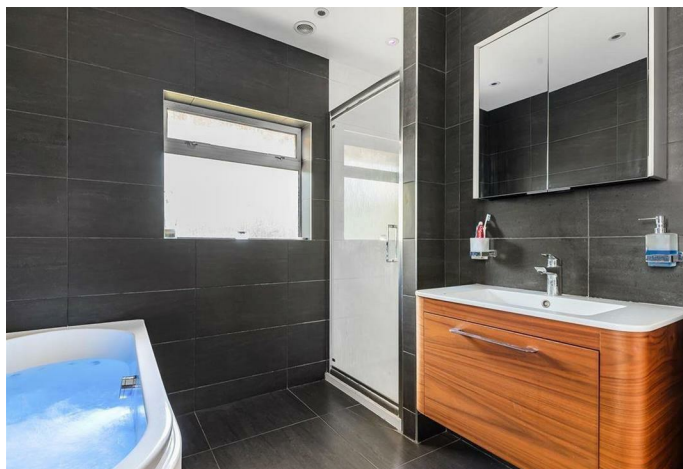
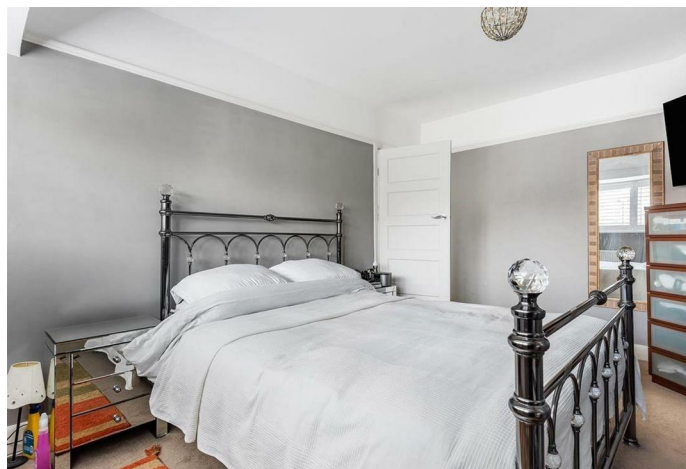
Situation

Situated near Ewell village, Stoneleigh and Worcester Park centres are all close at hand offering welcome shopping facilities between them. Epsom, Kingston, Wimbledon and Sutton towns are a short drive away offering more comprehensive shopping facilities including centres, cinemas, theatres and a wider choice of cafes and restaurants.

This area is well regarded for its transport links with numerous buses close at hand providing services to the above towns and villages with links to the wider bus network. Stoneleigh and Ewell West train stations are close at hand and provides frequent services to London Waterloo . The location is ideal for walking and cycling with easy access to the Hogsmill Nature Reserve a short distance away and Nonsuch Park within 1.25 mile distance.

The area is ideal for families with Blenheim, West Ewell Primary, Glyn, St Clement's and Ewell Castle to name but a few Schools, all close by.

Tenure	Freehold
EPC	tbc
Council Tax Band	E



Approximate Gross Internal Area = 88.9 sq m / 957 sq ft
 Garage = 12.1 sq m / 130 sq ft
 Total = 101 sq m / 1087 sq ft



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. (ID1078588)

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