



**Newbury Gardens, Stoneleigh, Surrey KT19 0NY**  
**£580,000 Freehold**

Extended four bedroom semi detached family home, set in this popular residential road, moments from sought after schools and local shops. Stoneleigh and Worcester Park town centres are readily accessible, providing mainline stations (Waterloo). Large through reception, modern kitchen and utility room to the ground floor. Four double bedrooms and two bath/shower rooms to the first floor. South/West facing mainly laid to lawn rear garden, with large raised decked area. Front drive providing off street parking for at least two cars, in addition to the large single garage. Viewings highly recommended. Exclusive to Browns Residential. E.P.C. Rating D.

**FRONT DOOR INTO:**

**ENTRANCE PORCH:**

Door to:

**ENTRANCE HALL:**



**THROUGH RECEPTION:**

24'3 x 11'6 (7.39m x 3.51m )



**RECEPTION: ALTERNATIVE VIEW:**



**KITCHEN:**

11'2 x 8'11 (3.40m x 2.72m)



**UTILITY ROOM:**

11'2 x 7'3 (3.40m x 2.21m)



**FIRST FLOOR LANDING:**

**BEDROOM ONE:**

11'10 x 10'10 (3.61m x 3.30m)



**BEDROOM TWO:**

12'6 x 10'10 (3.81m x 3.30m)



**BEDROOM THREE:**

11'4 x 8'2 (3.45m x 2.49m)



**EN-SUITE SHOWER ROOM:**



**BEDROOM FOUR:**  
9'5 x 8'10 (2.87m x 2.69m)



**FAMILY BATHROOM:**  
7'10 x 6'3 (2.39m x 1.91m)



**SOUTHWEST FACING REAR GARDEN:**



**LARGE SINGLE GARAGE:**  
16'9 x 10'6 (5.11m x 3.20m)





**FRONT DRIVE:**

Off street parking for at least two cars.

**PLEASE NOTE:**

We are advised by our client that the tenure is Freehold. Any interested party must obtain confirmation of these facts from their Solicitor. The systems and appliances have not been tested by the agent. Please note that our room sizes are quoted in imperial and metric.

**VIEWINGS:**

Viewings strictly through:- BROWNS RESIDENTIAL 020 8330 7557.

**ON THE INTERNET:**

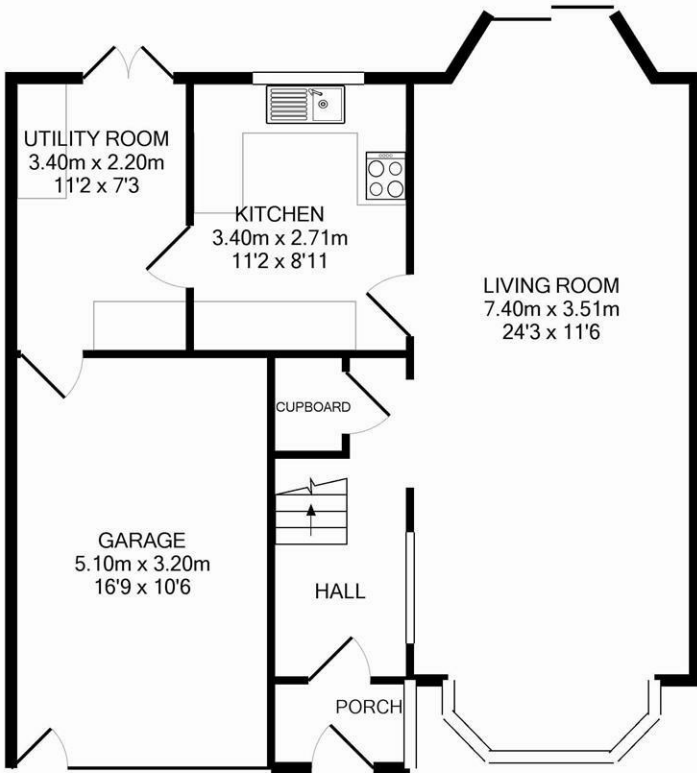
For complete property details please visit our web site [www.brownsresidential.co.uk](http://www.brownsresidential.co.uk) which is updated daily.

**THINKING OF SELLING?:**

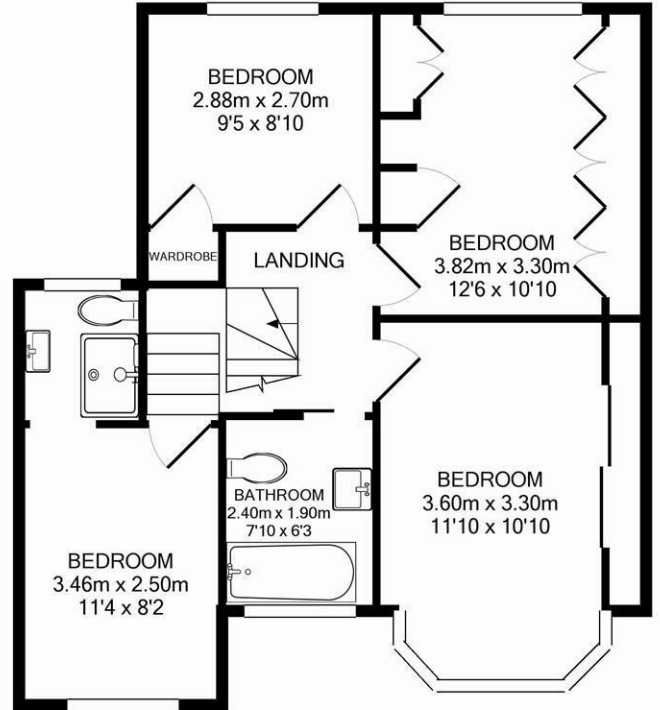
To get the Browns team working for you, simply ask for a free valuation and we'll do the rest. Call 020 8330 7557.

**MORTGAGE ADVICE:**

Bentley Holmes Mortgage & Wealth Management was established by Grant Holmes in 2005. Grant has worked in Financial Services for over 20 years and specialises in the mortgage market. Grant and his team provide a service that is whole of market and has access to all lenders from both the High Street to the Private Banks. The range of services include first time buyers, home movers, remortgaging, bridging finance, buy to let and let to buy mortgages. Bentley Holmes will provide you with an advice and recommendation service, through assessing your needs ensuring you have the most suitable mortgage for your circumstances. All initial consultations are free, so you are welcome to check if you already have the best deal in place or see if there is something better. Browns Residential may receive a referral fee from Bentley Holmes for recommending their services to sellers, buyers, or other parties. The amount of the referral fee may differ from case to case. Browns Residential will notify all relevant parties once it has been made aware of the exact amount of fee payable.



Ground Floor  
Approx. Floor  
Area 71.5 Sq.M.  
(770 Sq.Ft.)



1st Floor  
Approx. Floor  
Area 57.1 Sq.M.  
(615 Sq.Ft.)

Total Approx. Floor Area 128.7 Sq.M. (1385 Sq.Ft.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>51</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	