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22 Briarwood Road,
Guide Price £775,000

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Ref: JW1252.

A beautifully appointed four bedroom semi detached family home of approximately 1226sq ft located in one of Stoneleigh's most desirable roads.

Downstairs there are two separate receptions with a large lounge incorporating what would have been the original downstairs bedroom in these sought after chalet style 1930's houses (this could easily be made into a fifth bedroom or office). There is also a downstairs bathroom, fitted kitchen with door into what was the garage which is now used as a large utility room. Upstairs there are four bedrooms with either fitted wardrobes or storage in three of them and a re-fitted modern shower room.

Some of the features include original stained glass windows (the rest is mostly double glazed), a large level rear garden and huge potential to extend subject to consent like so many of the neighbours already have.

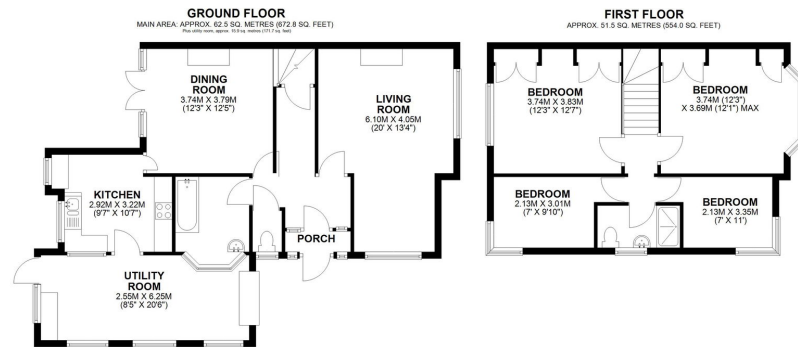
Located in a convenient position only a short walk of 0.3 miles of Stoneleigh Broadway and railway station, this really is an ideal home with further scope for a growing young family to grow and expand.

Stoneleigh is a highly sought after residential area in Surrey with selection of shops and restaurants at its heart on the Broadway, 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 or bus journey away.





MAIN AREA: APPROX. 114.0 SQ. METRES (1228.9 SQ. FEET)
PLUS UTILITY ROOM: APPROX. 15.9 SQ. METRES (171.7 SQ. FEET)

- Ref: JW1252
- Sought After Road
- 0.3 Miles From Stoneleigh Broadway & Station
- Four Bedrooms
- Two Receptions
- Bathroom & Re-Fitted Shower Room
- Garage/Utility
- Large Level Rear Garden
- Off Street Parking For Several Cars
- Extension Potential STC

