



Rutherwyke Close, Stoneleigh

The **PERSONAL** Agent

£775,000

Freehold

- Highly Sought After Cul De Sac
- Three Bedroom Semi Detached Family Home
- Large Reception Room And Additional Study
- Open Plan Kitchen Dining Room
- Modern Family Bathroom And Separate W.C
- Landscaped Front And Rear Gardens
- Garage



The Personal Agent are extremely delighted to welcome to the market this stunning and extended three bedroom semi detached family home, set within one of Stoneleigh most sought after cul de sac roads and minutes walk from both Stoneleigh Broadway and train station.

The property itself has been extended to now boast a large through reception room, open plan and modern kitchen dining room with access through to a separate utility room, additional study, three well proportioned bedrooms along with a modern family bathroom and separate w.c.

The property goes on to offer private off street parking in the form of a driveway, additional garage along with a private and well maintained rear garden. With additional extension potential to the rear, side and loft (all STPP) we really do recommend your earliest viewing to avoid missing out on a home sure to have high levels of interest.

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.

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 away.

Tenure - Freehold



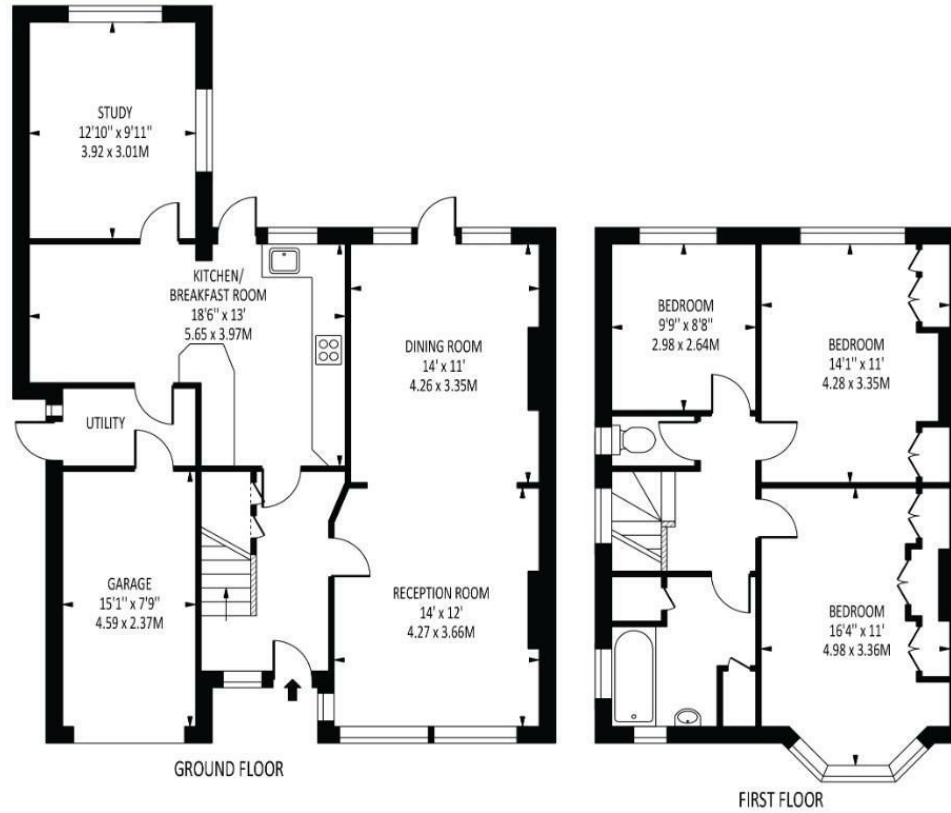


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Total Area: 1509 SQ FT • 140.15 SQ M
(Including Garage)
Garage Area : 117 SQ FT • 10.88 SQ M



GROUND FLOOR

FIRST FLOOR

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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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STONELEIGH/EWELL OFFICE

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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.

