



London Road, Stoneleigh

The **PERSONAL** Agent

Offers In Excess Of £900,000 Freehold

- Four Bedrooms
- Semi Detached
- 27ft Kitchen / Dining Room
- Three Reception Rooms
- Three Bathrooms
- Annex
- Westerly Aspect Garden
- Walk to Shops, Schools & Station



The Personal Agent are delighted to welcome to the market this extended and extremely well presented semi detached family home set on a residential road opposite the historic Nonsuch Park and a short walk from Stoneleigh Broadway and train station.

The property isle boast a flexible layout which has been extended to provide 2141 sqft of stylish accommodation, including a 27ft kitchen / dining room with doors to the garden and a large skylight above allowing plenty of natural light to flood the rear of the property. Three further reception rooms provide impressive living space including the family friendly cinema room.

Upstairs are four well proportioned bedrooms including the principal bedroom suite which has a large ensuite dressing room, through which a contemporary ensuite shower room is

found which matches the two further bathrooms.

Outside, to the front of the property a brick block driveway provide parking for approximately six vehicles, while to the rear is a fantastic lawned garden with a westerly aspect; perfect for the afternoon and evening sunshine.

With so much to offer a new buyer 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
Council tax band - E







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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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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.

