

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 extremally 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.

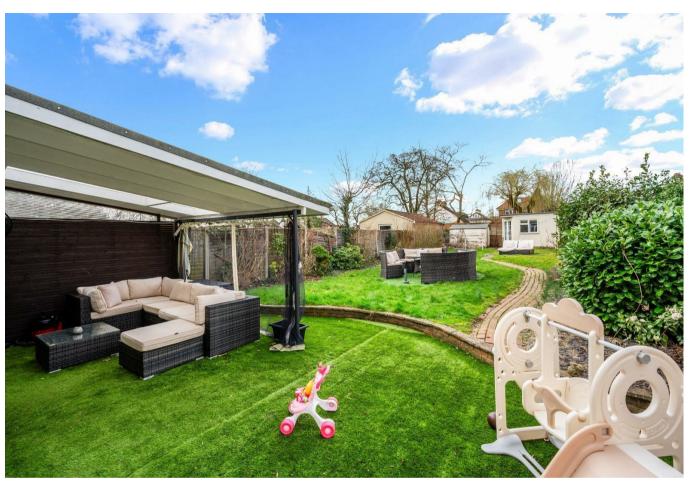
Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

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

Vary 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

EPSOM OFFICE2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE 62 Stoneleigh Broadway Stoneleigh, Surrey, KT17 2HS 020 8393 9411 BANSTEAD OFFICE 141 High Street Banstead, Surrey, SM7 2NS 01737 333699 **LETTINGS & MANAGEMENT** 163 High Street Epsom, Surrey, KT19 8EW 01372 726 666



The
PERSONAL
Agent







The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY. Registered in England No. 4398817.

