



Bradstock Road, Stoneleigh

The **PERSONAL** Agent

Offers Over £800,000

Freehold

- Attractive Chalet Style Semi Detached House
- Three/Four Bedrooms
- Downstairs Cloakroom
- Living Room With Art Deco Fireplace
- Stunning Kitchen/Dining/Family Room
- Modern En-Suite and Walk-in Wardrobe to Master Bedroom
- Modern Family Bathroom
- Blocked Paved Driveway and Detached Garage
- Level Rear Garden
- Highly Sought After Area



A beautifully presented three/four bedroom semi detached chalet style house with block paved driveway, detached garage and well established level rear garden situated in a highly sought after road in the desirable village of Stoneleigh close to local shops and transport links.

The property is approached via a block paved driveway providing ample off road parking leading to a detached garage accessed via an electric roller door and fully equipped with power and lighting.

You enter the home via a good sized entrance hall with doors to a downstairs cloakroom, a fourth bedroom which is currently used as a home office/study, a living room with art deco feature fireplace and a large double glazed bay window fitted with plantation style wooden shutters.

A particular feature is the impressive fully fitted kitchen fitted with a matching range of floor and wall mounted units in white, incorporating solid black granite worktops with matching central island providing the perfect space for entertaining family and friends.

The kitchen is open plan to a dining/family room with floor to ceiling bi-folding doors overlooking and leading to the rear garden. Useful fitted storage cupboards, as well as attractive stain glass windows throughout the ground floor.

On the first floor are three good sized bedrooms with the master benefiting from a walk-in wardrobe and a modern en-suite shower room and a modern family bathroom with a shower/bath combination suite.

The rear garden is secluded and laid mainly to lawn with

flower beds stocked with variety of mature trees, plants and shrubs, providing a peaceful and secure child friendly environment.

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.

Tenure: Freehold
Council Tax : Currently Band 'F'



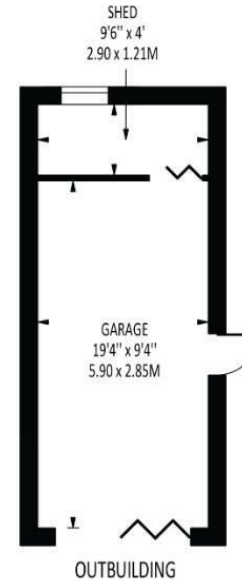
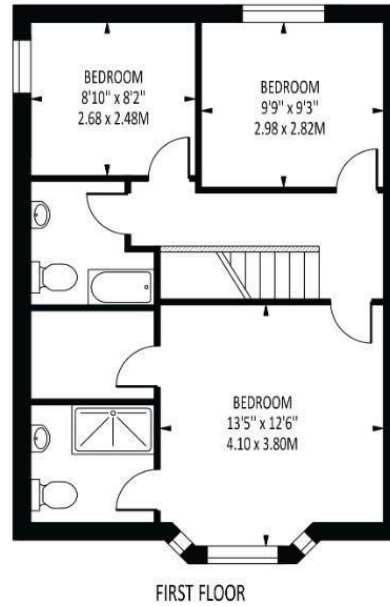
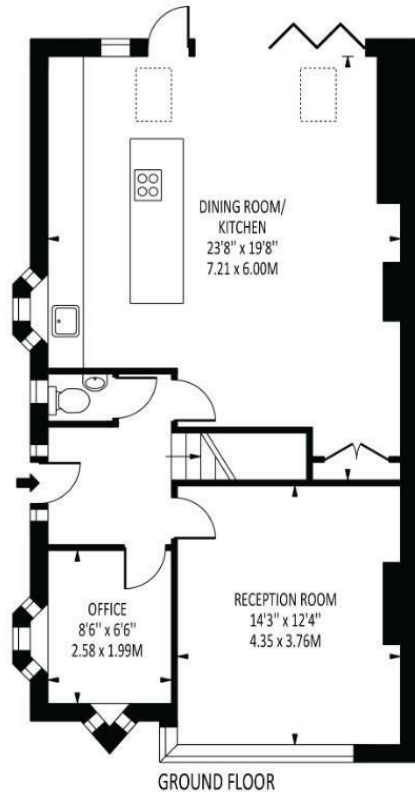


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Total Area: 1517 SQ FT • 140.92 SQ M
(Including Outbuilding)
Outbuilding Area: 224 SQ FT • 20.78 SQ M



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	

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.

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