



Timbercroft, Stoneleigh

The **PERSONAL** Agent

Offers In Excess Of £800,000 Freehold

- Three Bedrooms
- Two Reception Room
- Kitchen / Dining Room
- Spacious Rear Garden
- Large Summerhouse
- Walk to Shops, Schools & Station



This extremely well presented three bedroom family home is situated in a prime location opposite a green, with shops, schools and both Tolworth and Stoneleigh railway stations nearby.

The property offers two reception rooms including the lounge with bay window to the front, the rear reception leads to a fantastic extended kitchen / dining room and a set of double doors to the garden.

Upstairs are three generously proportioned bedrooms in a classic 1930s layout, with three spacious double bedrooms also the bright and airy family bathroom.

To the front of the property is a driveway and landscaped garden, while to the rear is a large garden which is mainly laid to lawn. Towards the end of the garden is timber built summerhouse; the perfect work from home space or games room.

Early viewing highly recommended by sole agents.

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.

A wide selection of sought after schools are nearby, from primary age to senior, and Grammar schools in both Sutton and Kingston are also easily accessible.

Tenure - Freehold
Council tax band - F

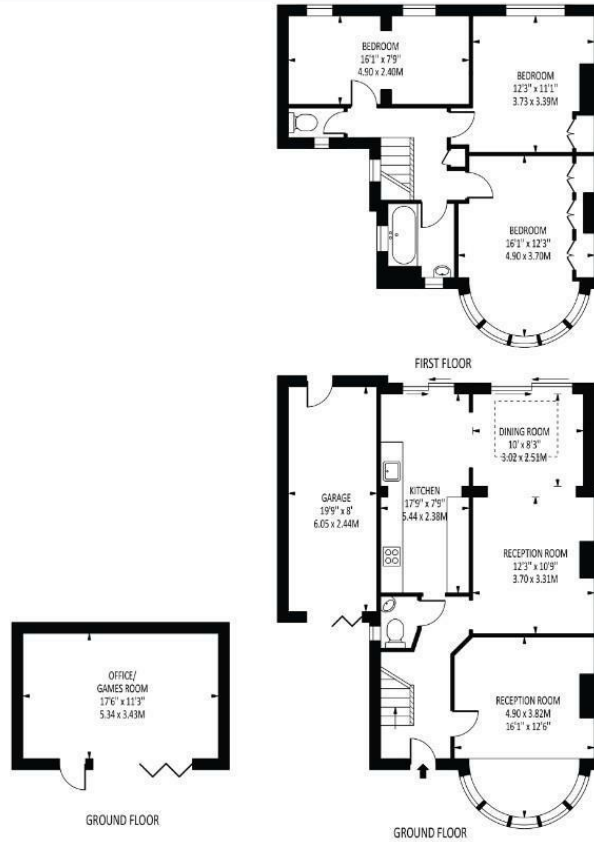




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Total Area: 1576 SQ.FT • 146.45 SQ.M
 (Including Garage & Office/ Games Room)
 Garage Area : 159 SQ.FT • 14.76 SQ.M
 Office/ Games Room Area : 197 SQ.FT • 18.32 SQ.M



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		82
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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