



London Road,

The **PERSONAL** Agent

Offers In Excess Of £750,000 Freehold

- Three Bedrooms
- Semi Detached
- Two Reception Rooms
- Kitchen / Breakfast Room
- Downstairs Shower Room
- Utility Room
- Refitted Bathroom
- 120ft West facing Garden



An attractive three bedroom extended semi detached house with driveway providing ample parking and a large south west facing level rear garden situated opposite the Historic Nonsuch Park and offered to the market with no onward chain.

The property offers a spacious dining room with a bay window to the front and doors to a rear reception room which enjoys views of the West facing rear garden.

A sympathetically built rear extension has created a bright and airy, triple aspect kitchen/breakfast room with double doors to the garden, whilst another extension to the side has provided a stylish and contemporary downstairs shower room with a

separate utility room next to it.

Upstairs are three bedrooms arranged in a classic 1930s layout, with the Master bedroom boasting an impressive bay window and a view of the greenery of Nonsuch Park over the road.

The family bathroom has been refitted in recent years and has a separate bath and corner shower cubicle.

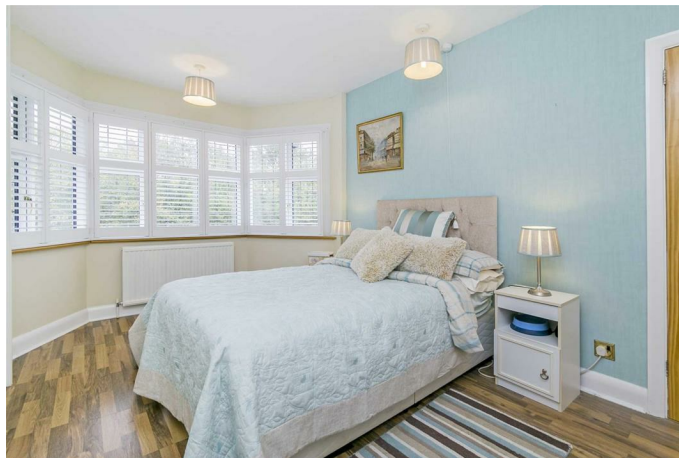
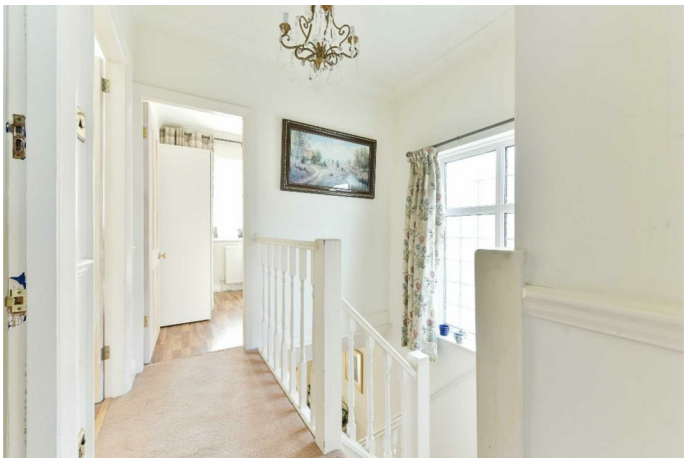
A brick block driveway to the front leads to a storage garage, whilst the garden to the rear measures some 120ft and faces West; ideal for the late morning to evening sun.

Stoneleigh is a highly sought after residential area

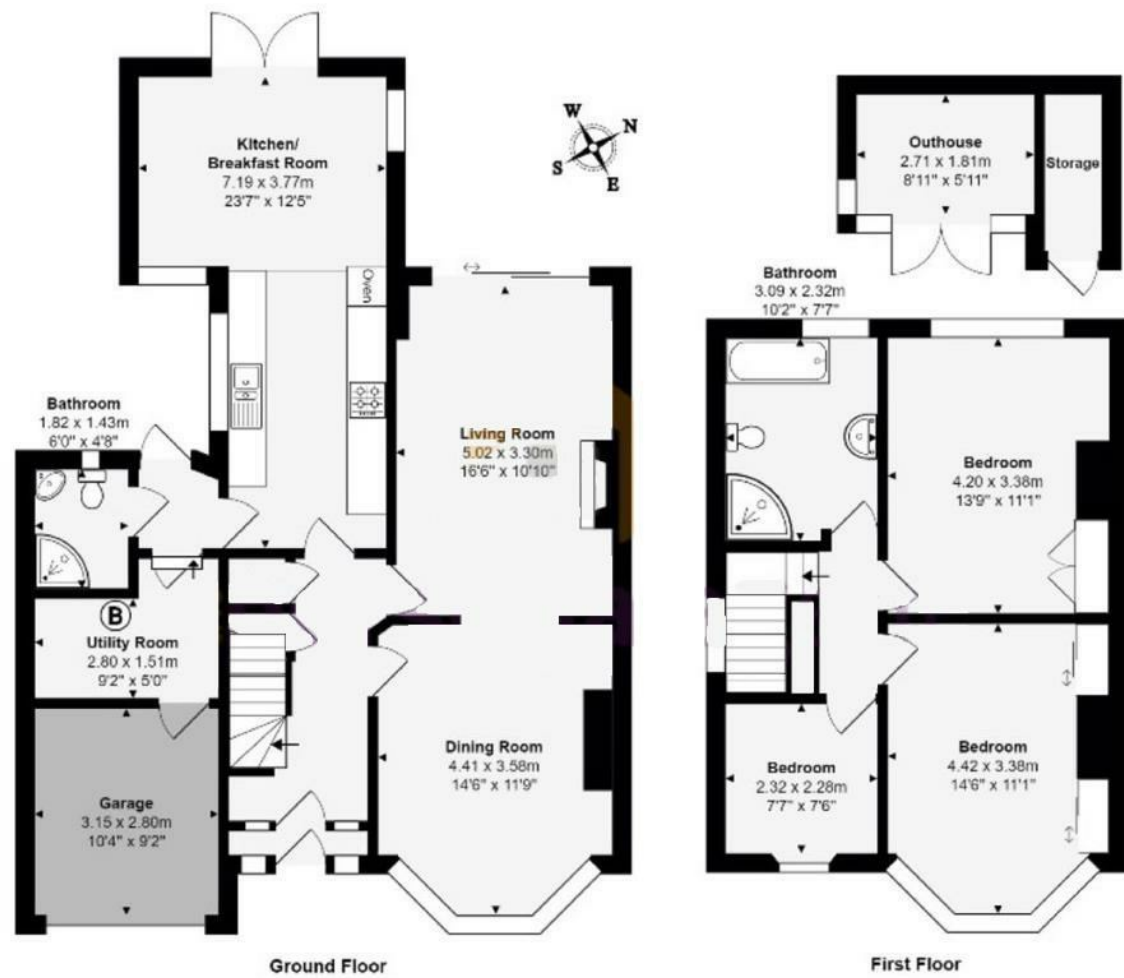
with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

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 Band: Currently 'E'
EPC Rating: E







Ground Floor

First Floor

London Road, Stoneleigh

Total Area: 139.1 m² ... 1497 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPSOM OFFICE

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



The
PERSONAL
Agent

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.

