



Newbury Gardens, Stoneleigh

The **PERSONAL** Agent

Offers In Excess Of £600,000 Freehold

- Semi Detached
- Freehold
- Three Double Bedrooms
- 90 Foot Garden
- Garage
- Conservatory
- Double Glazing
- Walking Distance to Station



The Personal Agent proudly presents this spacious three bedroom semi detached bungalow. Benefitting from three double bedrooms and a spacious reception room leading to a conservatory.

Further features to note include a large secluded garden and a garage with brick block driveway.

Ideally situated within easy walking

distance of local schools, shops, and Stoneleigh mainline railway station.

Offered to the market with no ongoing chain.

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.





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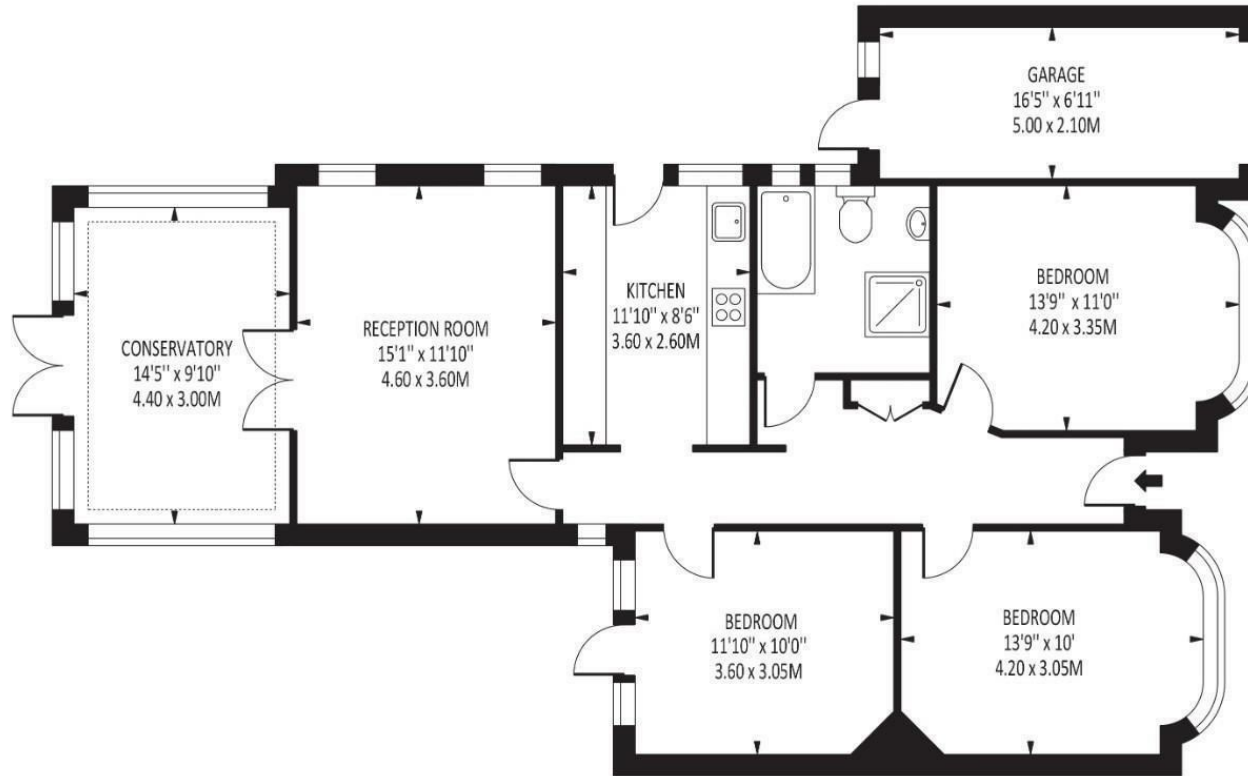


Newbury Gardens

Total Area: 1162 SQ FT • 107.96 SQ M

(Including Garage)

Garage Area: 113 SQ FT • 10.50 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			88
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.

