



Rosedale Road, Stoneleigh

The **PERSONAL** Agent

Price Guide £750,000

Freehold

- Attractive 1930's Semi Detached House
- Spacious Entrance Hall
- Two Reception Rooms
- Kitchen/Breakfast Room
- Downstairs Shower Room
- Three Good Sized Bedrooms
- Family Bathroom
- Large Level Rear Garden
- Driveway and Attached Garage
- No Onward Chain



An attractive 1930's semi-detached house with attached garage, driveway and well established level rear garden situated in a highly sought after residential road close to Stoneleigh Broadway and offered to the market with No Onward Chain.

Located only a minutes walk of local shops on the Broadway and mainline railway station with regular service into Central London, this three bedroom semi-detached house has been well cared for over the years and has been sympathetically extended on the ground floor to provide desirable living space and a large kitchen/breakfast room for the whole family to enjoy. along with a handy downstairs shower room complete with W.C and wash hand basin.

The rear enjoys lovely views over the garden which an be accessed via the kitchen and dining room and both reception rooms benefit from feature fireplaces.

The first floor is accessed via a spacious entrance hall with original leaded light windows and wooden door, downstairs storage and door off to all ground floor rooms.

The property boasts three good sized bedrooms all with double glazed windows and a family bathroom with corner shower and a separate cloakroom, which offers potential to be knocked into one large bathroom, if desired.

A particular feature of the property is the well established level rear garden laid mainly to lawn with flower beds stocked with a variety of plants, trees and shrubs with a paved patio area all enclosed by boarder fencing.

The attached garage has been part converted to accommodate the downstairs shower room, but retains the original up and over panel door for ease of access with plenty of space for storage or a workshop and potential for a two storey side

extension, subject to obtaining the relevant planning permissions.

The driveway provides off road parking for 3/4 vehicles with lawned area to the side.

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



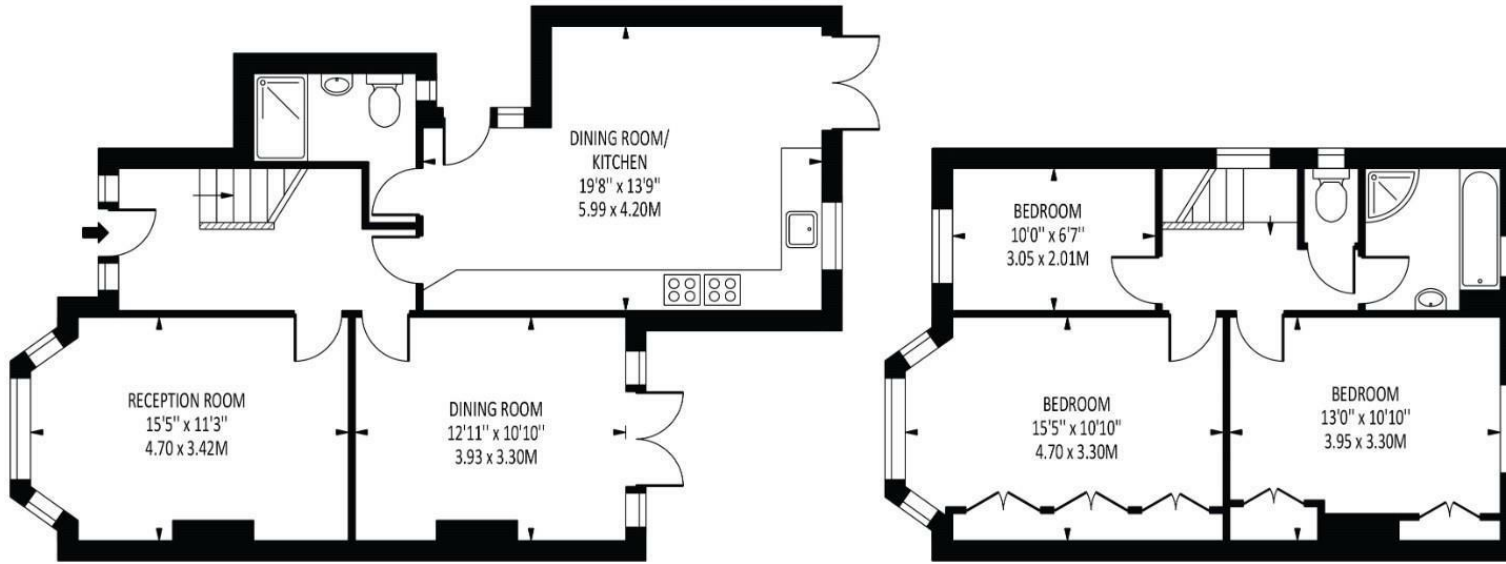


The **PERSONAL** Agent



Rosedale Road

Total Area: 1183 SQ FT • 109.91 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(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.

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.

