



Amberley Gardens, Stoneleigh

The **PERSONAL** Agent

Offers Over £700,000

Freehold

- Attractive Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Kitchen/Breakfast Room
- Downstairs Shower Room
- Family Bathroom
- Well Established Rear Garden
- Driveway and Attached Garage
- No Onward Chain



A three bedroom semi detached house with bay windows front and back, driveway and well established level rear garden situated in sought after residential road in the popular area of Stoneleigh; and is offered to the market with no onward chain.

This three bed semi-detached house has been well cared for over the years, boasts original character features and offers further scope for extension; (subject the relevant planning permissions being obtained).

The home is located in a desirable residential area within walking distance of local shops, primary schools and Stoneleigh Train Station which has a regular service to Central London. A good choice of secondary schools are close by.

To the front of the property is an ample driveway leading to an attached garage which been converted into a handy wet room

with storage at the front and underneath. The closed in porch opens into the front door which in turn leads to the hallway with stairs to the first floor landing.

The ground floor accommodation consists of living room with bay window to the front aspect and an interconnecting dining room which also boasts a bay window. Adjacent is a large kitchen/breakfast room providing plenty of space for the family, It enjoys views over and provides access to the rear garden.

There are three double bedrooms and a good sized family bathroom with matching sanitaryware. The house is fully double glazed with gas fired central heating and a burglar alarm.

The rear garden is laid mainly to lawn with flower beds stocked with a variety of plants, trees and shrubs. There is small paved

area at the top of the garden, a large terrace suitable for entertaining and 2 wooden timber sheds

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.

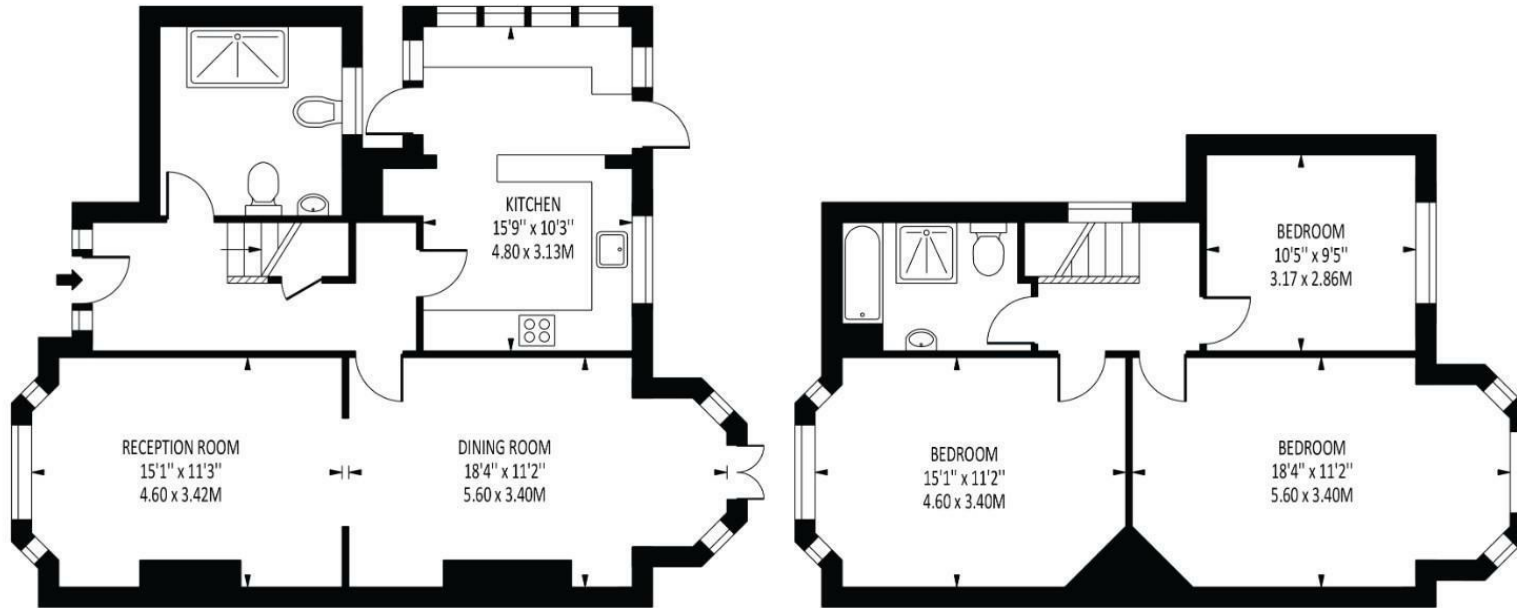




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Amberley Gardens
Total Area: 1288 SQ FT • 119.66 SQ M



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			80
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.



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