



Chadacre Road, Stoneleigh

The **PERSONAL** Agent

Offers In Excess Of £620,000 Freehold

- Chalet Style Semi Detached Family Home
- Three Bedroom
- Double Aspect Living Room
- Separate Dining Room with Open Plan Kitchen
- Conservatory/Rear Extension
- Family Bathroom
- Separate Cloakroom
- Driveway and Detached Garage
- Level Rear Garden
- No Onward Chain



The Personal Agent are proud to present to the market this three bedroom chalet style family home in need of modernisation and offering further potential for extension subject to planning permission with a level rear garden and driveway leading to a detached garage situated within easy walking distance of Stoneleigh Broadway and railway station, as well as local schools and the historic Nonsuch Park.

The property is accessed via an enclosed entrance porch with a hallway with handy storage cupboard and a turning staircase to the first floor landing and a door leading to the ground floor living accommodation consisting of a double aspect living room to the front and a separate dining/family room with open plan kitchen and single story rear extension

which overlooks and leads onto a secluded rear garden.

Upstairs there are three good-sized bedrooms and a family bathroom with a separate toilet.

To the front of the property there is a driveway leading to a detached garage, while to the rear there is a fantastic west facing level rear garden.

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.

Epsom with its range of shops, restaurants, sports facilities, mainline railway station and theatre, as well as the Epsom Downs Racecourse which hosts the world renowned Derby Day is close by. Kingston offering a more comprehensive range of shops is also a short drive away.

Tenure - Freehold.





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Chadacre Road
Total Area: 1315 SQ FT • 122.19 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			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	

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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