



Mavis Avenue, Stoneleigh

The **PERSONAL** Agent

Price Guide £685,000

Freehold

- Detached House
- Three / Four Bedrooms
- Two / Three Reception Rooms
- Downstairs W/C
- Southerly Aspect Garden
- Single Garage
- Driveway



This three / four bedroom family home is one of relatively few detached houses in Stoneleigh and has extensions to the front and rear adding significant extra living space.

There is a bright and spacious lounge measuring almost 20ft with large windows to the front and rear, and a 15ft dining room with a door to the garden. The extension to the front of the property is currently used as a double bedroom and has a downstairs w/c next to it. Upstairs there are three generously proportioned bedrooms, all with large

windows allowing in plenty of natural light, and a family bathroom with separate w/c.

A driveway leading to a single garage and a pleasant garden which enjoys a fantastic degree of privacy complete this fine home.

Viewing highly recommended by Sole Agents.

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.



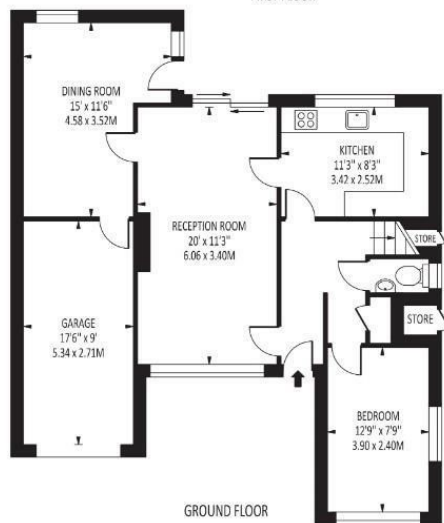
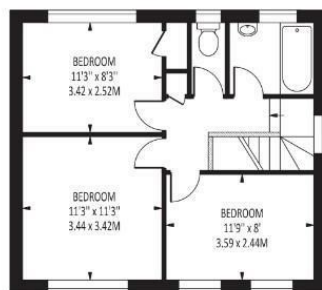


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Total Area: 1305 SQ. FT • 121.21 SQ. M
 (Including Garage & Stores)
 Garage Area: 156 SQ. FT • 14.47 SQ. M
 Stores Area: 9 SQ. FT • 0.82 SQ. M



Disclaimer: For illustrative 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			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		33	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 Registered in England No. 4398817.



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