



Mavis Avenue, Stoneleigh

The **PERSONAL** Agent



# Offers In Excess Of £650,000 Freehold

- Detached House
- Three / Four Bedrooms
- Two / Three Reception Rooms
- Downstairs W/C
- Southerly Aspect Garden
- Single Garage
- Driveway
- Bright Reception Room
- Priced To Sell
- Sole Agency - Viewing By Appointment



The Personal Agent are delighted to welcome to the market 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.

Viewing highly recommended by Sole Agents.

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.

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.









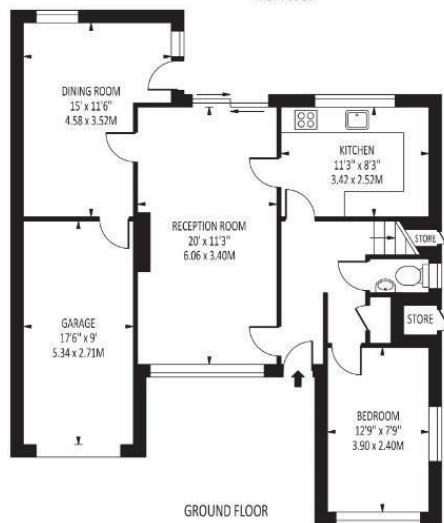
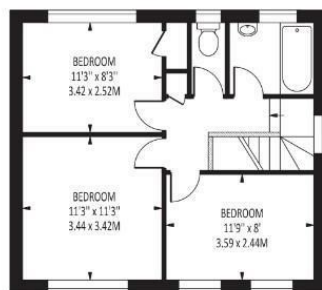


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**Mavis Avenue**

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) <b>A</b>			77
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		33	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

