



Stoneleigh Crescent, Stoneleigh

The **PERSONAL** Agent

Guide Price £800,000

Freehold

- Extended Semi Detached Bungalow
- Four Double Bedrooms
- Stunning Condition Throughout
- Large And Open Plan Kitchen Dining Room
- Additional Bright Reception Room
- Two Modern Family Bathrooms
- Landscaped Front And Rear Gardens
- Gated Access



*** Guide Price £800,000 to £835,000 ***

The Personal Agent are delighted to welcome to the market this truly stunning four bedroom, chalet style bungalow is situated in one of the most sought after roads in the area; **Stoneleigh Crescent** which is within easy walking distance of shops, schools and Stoneleigh Broadway and railway station.

The property has been extended and renovated to the highest of standards and features a kitchen / dining room with a vaulted ceiling and Velux window above allowing plenty of natural

light to flood in even on overcast days.

The property has impressive amounts of light and space throughout, from the striking hallway with its twisting staircase and semi mezzanine landing to the 20ft lounge with bi folding doors across the rear.

To the front of the property there is landscaped off street parking for two cars.

Your earliest viewing is recommended to avoid missing out on a home sure to have high levels of interest.

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.

Freehold

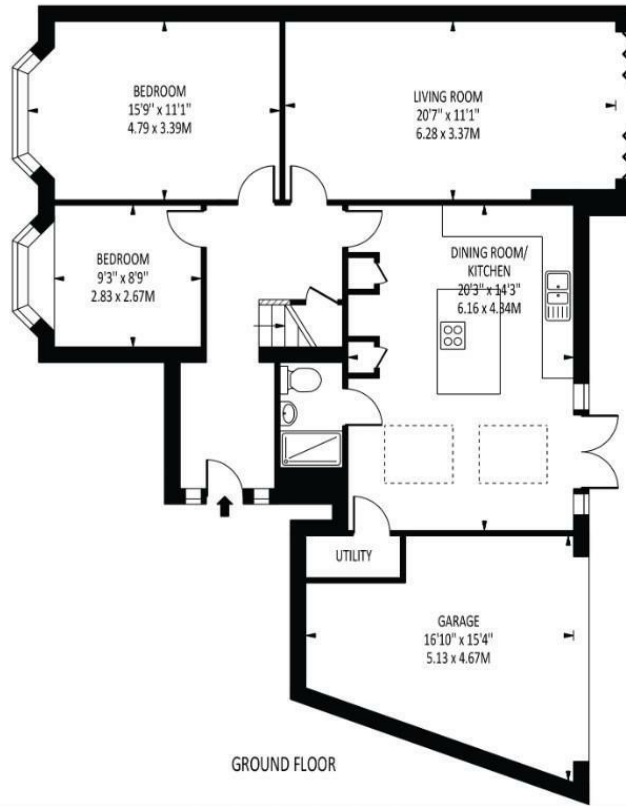




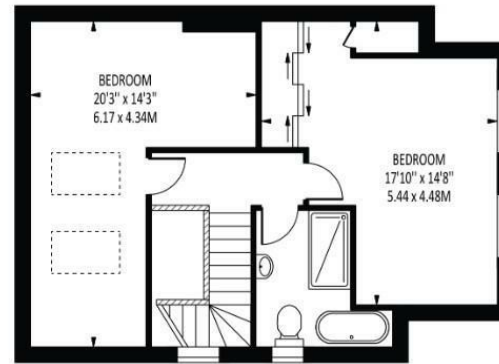
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Stoneleigh Crescent

Total Area: 1735 SQ. FT • 161.21 SQ. M
(Including Garage)
Garage Area : 190 SQ. FT • 17.67 SQ. M



GROUND FLOOR



FIRST FLOOR

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

