



Amberley Gardens, Stoneleigh

The **PERSONAL** Agent

# Price Guide £775,000

## Freehold

- Attractive Semi Detached House
- Spacious Entrance Hall
- Lounge and Separate Dining Room
- Kitchen/Breakfast Room
- Study/Bedroom Five
- Family Bathroom + Separate W.C
- Four Bedrooms + Shower Room
- Well Established Level Rear Garden
- Driveway and Detached Garage
- Sought After Residential Road + No Chain

A four/five bedroom semi detached chalet style house with driveway, detached garage and well established level rear garden situated in a highly sought after residential area and offered to the market with no onward chain.

The property is approached via a lawned front garden with blocked driveway providing off road parking for several vehicle with wooden double gates leading to a detached garage and a covered front entrance with door to a spacious entrance hall with stairs to the first floor and doors to all ground floor rooms.

There are three reception rooms consisting of a lounge with feature fireplace and bay window to the front aspect, a separate dining room with opening to the kitchen and a study which can also be used as a 5th bedroom. Located opposite is a modern family bathroom with a separate W.C.



The kitchen/breakfast room has been beautifully extended across the rear of the property with a vaulted ceiling and skylight windows which flood the room with natural light. The kitchen is fitted with a matching range of floor and wall mounted cream units with black granite worktops and space and plumbing for kitchen appliances with double glazed windows and French doors which lead out to a secluded rear garden.

On the first floor are four bedrooms all with double glazed leaded light windows and radiators and a shower room.

Outside the level and secluded rear garden is laid mainly to lawn with a summer house/home office equipped with power and lighting and access to a detached garage.

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: 1610 SQ FT • 149.57 SQ M  
(Including Garage)  
Garage Area : 160 SQ FT • 14.82 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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(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.

