



Stoneleigh Park Road, Stoneleigh

The **PERSONAL** Agent

£735,000

Freehold

- Double Fronted Semi Detached House
- Driveway Providing Ample Off Road Parking
- Enclosed Entrance Porch
- Spacious Hallway
- Double Aspect Reception Room
- Kitchen and Lean-to
- Three Double Bedrooms
- Family Bathroom
- Large Level Rear Garden
- Integral Garage and No Onward Chain



An attractive three double bedroom 1930's semi detached house with driveway, integral garage and well established level rear garden situated in a highly sought after residential road in Stoneleigh and offered to the market with no onward chain.

You approach the the property via a lawned front garden with paved double driveway leading to an integral garage and an enclosed entrance porch with door to a spacious entrance hall.

The ground floor accommodation comprises of a double aspect reception room with dining area to the front aspect and a lounge with feature fireplace and french doors which overlook and lead out to the rear garden.

The kitchen is fitted with a matching range of floor and wall mounted units with contrasting worktops and space and plumbing for kitchen appliance with a double glazed window to the rear aspect with view over the garden and a door to handy lean-to providing access to the garage and rear garden.

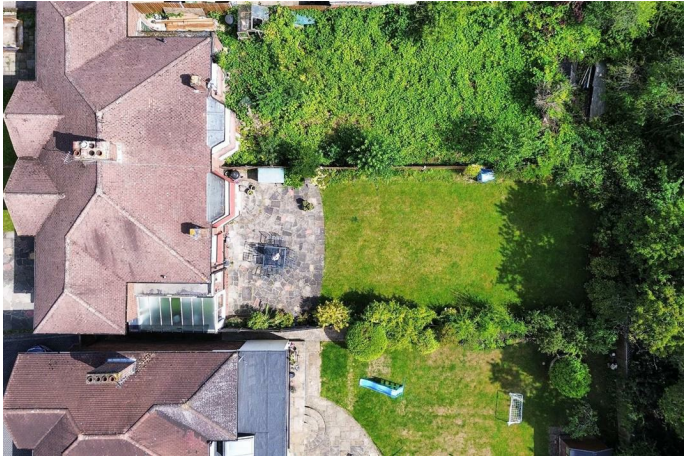
On the first floor are three double bedroom all with double glazed leaded light windows and radiators and family bathroom fitted with a matching three piece suite in white.

A particular feature of the property is the level park like rear garden with paved terrace which spans the width of the property offering plenty of space for table and chairs and flowerbeds stocked with a variety of plants, trees and shrubs.

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
Council tax band - F





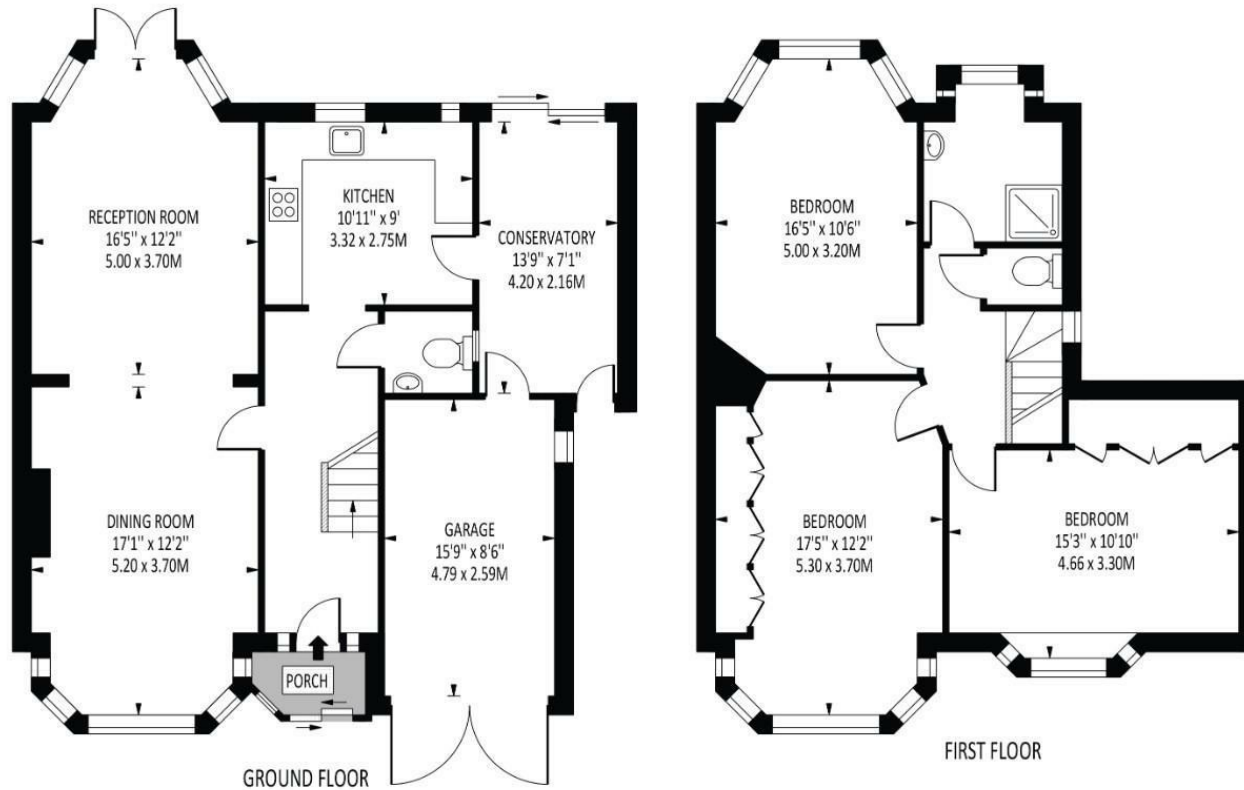
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Total Area: 1526 SQ FT • 141.76 SQ M

(Including Garage)

Garage Area: 134 SQ FT • 12.41 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		72	
(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	

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.

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