



Bradstock Road, Stoneleigh

The **PERSONAL** Agent

# Guide Price £850,000

## Freehold

- Attractive 1930's Detached House
- Blocked Paved Driveway and Attached Garage
- Enclosed Double Glazed Entrance Porch
- Spacious Hallway
- Two Reception Rooms
- Double Aspect Kitchen
- Three Double Bedrooms
- Family Bathroom With Separate W.C
- Large Well Established Level Rear Garden
- No Onward Chain



A rarely available three bedroom detached house with blocked paved driveway, attached tandem garage and large well established level rear garden offering further potential for extension s.t.p.p situated in a highly sought after residential road within a short walk of Stoneleigh Broadway and Station offered to the market with no onward chain.

You approach the property via a private blocked paved driveway which leads to a attached tandem garage and enclosed double glazed entrance porch with door to a spacious entrance hall with parquet block flooring, turning staircase to the first floor landing and doors off to all rooms.

To the front is a spacious double aspect living room with fireplace and a double glazed leaded light bay window which over looks the front garden.

There is a separate dining room with original tiled feature fireplace with direct access to the rear garden.

Double aspect kitchen fitted with a range floor and wall mounted units with contrasting worktops and space and plumbing for kitchen appliances.

On the first floor are three good sized bedrooms all with double glazed windows and radiators and family bathroom with a separate cloakroom with W.C.

Outside the rear garden is well established and laid mainly to lawn with flowerbeds stocked with variety of plants, trees, and shrubs with paved patio area for table and chairs and access to the 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  
Council Tax : Currently Band 'F'

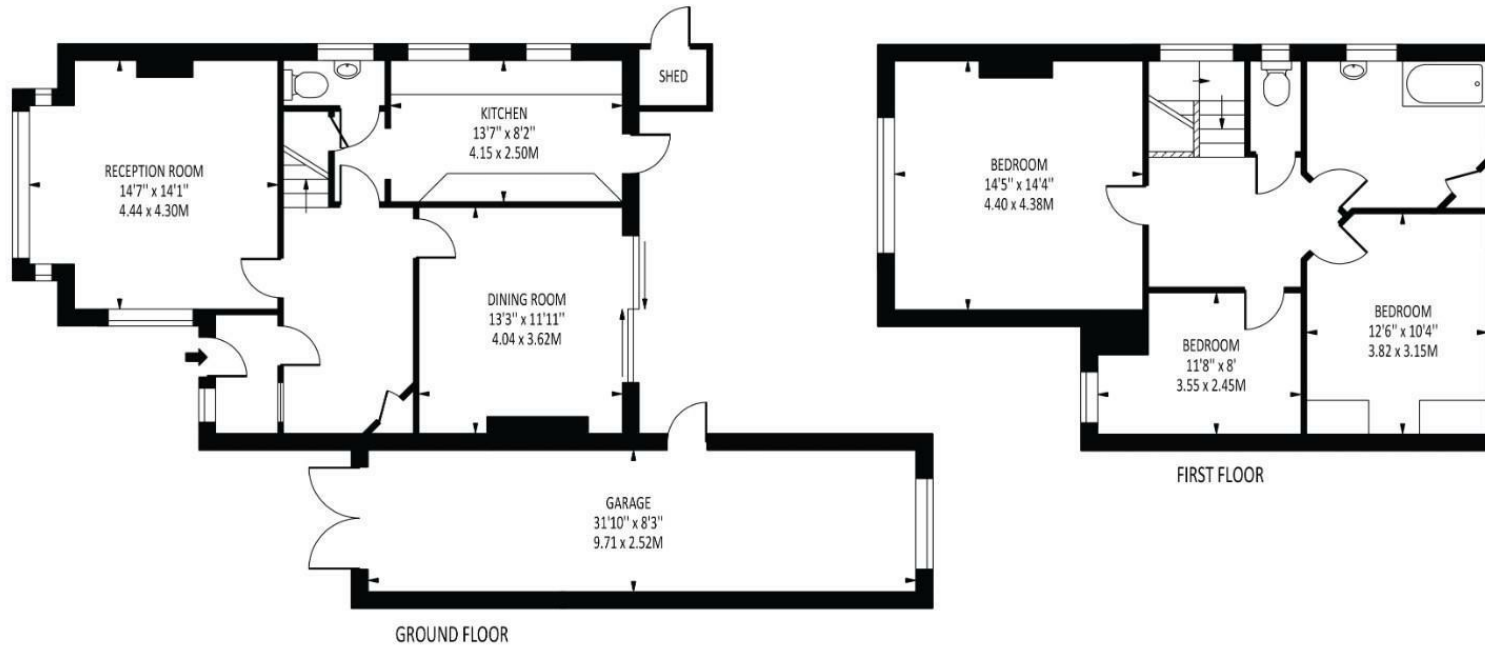




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## Bradstock Road

Total Area : 1590 SQ. FT • 147.74 SQ. M  
(Including Garage)  
Garage Area : 263 SQ. FT • 24.47 SQ. M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</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	

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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