



Bannow Close, Stoneleigh

The **PERSONAL** Agent

Guide Price £1,250,000

Freehold

- Secluded cul-de sac location
- Siding onto parkland
- Substantial detached home
- Five double bedrooms
- Two ensembles & family bathroom
- Three reception rooms
- Generous kitchen/dining/family space
- Detached double garage & driveway
- Secluded garden & 0.15 of an acre plot
- Equidistant of two mainline stations



Tucked away within a select cul de sac of just three other detached houses, this fine family home enjoys a generous plot size of 0.15 of an acre and sides directly onto a pretty tree line that provides a nice back drop and borders Auriol Park, ensuring privacy in abundance.

The property was built in 2000 and offers a truly flexible layout that is going to be perfect for any growing family, with an impressive 2554 Sq. Ft of total available space, as well as offering tons of scope for the new buyer to customise and place their own stamp on it too.

The property benefits from spacious and bright accommodation with the ground floor comprising of a large, welcoming central reception hall, living room with doors to the garden, dining room, study, kitchen/dining/family room, utility room and a downstairs cloakroom. The house benefits from an abundance of natural light throughout with a genuine sense of privacy from neighbouring properties too.

The well proportioned accommodation continues on the first floor with a stunning master bedroom that enjoys a large ensuite bathroom, guest bedroom with ensuite shower room, three further generous bedrooms that can all take double beds and a family bathroom.

Further noteworthy points to mention include a large detached double garage with a generous driveway to the front with off street parking for several cars and an excellent level of privacy in the rear garden.

One thing that should not be overlooked with this property is its position and its plot, which is much more generous than usually associated with a newer built property with the garden measuring an impressive 65ft x 50ft which also provides opportunity to extend the property to the rear, side and into the loft space if desired, without compromising the outside space.

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. A wide selection of sought after schools are nearby, from primary age to senior, and Grammar schools in both Sutton and Kingston are also easily accessible.

Such is the rarity of a house in this location we are advising immediate inspection to fully appreciate the flexible accommodation and fantastic position it enjoys. Sole agent.

Tenure - Freehold.





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Total Area: 2237 SQ FT • 207.78 SQ M
(Including Garage)
Garage Area: 317 SQ FT • 29.42 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		67	
(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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Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
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