



Amberley Gardens, Stoneleigh

The **PERSONAL** Agent

Price Guide £800,000

Freehold

- Extended Semi Detached House
- Block Paved Driveway
- Entrance Hall + Study/Bedroom
- Living Room With Bay Window and Shutters
- Dining/Family Room With Bi-Folding Doors
- Modern Fully Fitted Kitchen
- Gym/Bedroom with Jack n Jill Shower Room
- Four Double Bedrooms
- Family Bathroom
- Level Rear Garden With Detached Workshop



*** GUIDE PRICE £800,000 TO £850,000 *** A well presented and extended five bedroom semi detached house with block paved driveway and well established level rear garden situated in a sought after residential area in Stoneleigh. Viewing Highly Recommended.

This lovely family home offers versatile living accommodation and would ideally suit a growing family or those looking for multi generational living under one roof.

You approach the property via a block paved driveway providing off road parking for three vehicles and leading to a covered front entrance with door to a spacious hallway with stairs to the first floor and door off to all ground floor rooms.

The living accommodation is bright and spacious and consists of a living room with feature fireplace and a large bay window to the front aspect with bespoke window shutters.

Next door is a study which can also be used as a bedroom which is conveniently located opposite the downstairs shower room.

To the rear is a large dining/family room with a lantern window which floods the room with natural light and bi-folding folding doors which overlook and lead out to a level rear garden.

From here you access a modern fully fitted shaker style kitchen with door to a home gym which can be utilised as a separate living space or bedroom for family or guests with direct access to an en-suite Jack n Jill shower room which can also be accessed via the hallway.

Upstairs are four double bedrooms all with double glazed windows and bespoke wooden shutters, radiators and a family bathroom complete with a matching three piece suite in white.

Outside the rear garden is well established and laid mainly to lawn with a paved terrace which spans the width of the property and to the rear is a raised timber decked terrace with space and power supply for a hot tub and a large workshop fully equipped with a serving hatches, power and lighting.

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.





Amberley Gardens

Total Area: 1695 SQ FT • 157.45 SQ M
(Including Workshop)
Workshop Area: 145 SQ FT • 13.44 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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	

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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Happy Birthday
Cary
50th
Colin
Husband
Daddy
Ruby
Dad
Leaf

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