



Park Avenue East, Stoneleigh

The **PERSONAL** Agent

£665,000

Freehold

- Two Bedroom Detached Bungalow
- Ample Driveway + Integral Garage
- Covered Front Entrance + Hallway
- Lounge/Dining Room
- Conservatory/Sun Lounge
- Modern Kitchen and Shower Room
- Level Well Established Rear Garden
- One of Stoneleigh's Most Desirable Roads
- Close to Local Shops and Transport Links
- Potential To Extend S.T.P.P



The Personal Agent are delighted to offer a detached bungalow with ample driveway, integral garage and level well established rear garden situated in one of Stoneleigh's most desirable roads close to Stoneleigh Broadway and Nonsuch Park. Viewing highly recommended.

Nestled in the desirable Park Avenue East in Stoneleigh, this charming detached bungalow was formally three bedrooms which the current owner knocked through to form a large reception room. the bedroom can easily be reinstated. The property offers a delightful blend of character and potential. Boasting two reception rooms, two double bedrooms, and a well-appointed bathroom, this property is perfect for those seeking a comfortable and manageable living space.

One of the standout features of this bungalow is the ample parking space for up to three vehicles, The property also presents a fantastic opportunity for expansion, allowing you to

tailor the space to your liking and create the home of your dreams.

Situated conveniently close to local shops and transport links, this home offers both convenience and tranquillity. The large level rear garden provides a peaceful retreat, perfect for relaxing or entertaining guests. Additionally, the conservatory offers a lovely spot to enjoy the view over the well-maintained garden.

Inside, the property boasts a modern kitchen and shower room, adding a touch of comfort to the classic design of the bungalow. Whether you are looking for a cosy retreat or a project to extend and enhance, this bungalow is sure to capture your heart.

The neighbouring properties have all extended across the rear and into the loft so the property offers excellent potential for extension s.t.p.p.

The accommodation briefly comprises: Cover front entrance, hallway with access to loft, two double bedrooms, large lounge/dining room, modern kitchen, conservatory/sun lounge, modern kitchen and shower room, well established and secluded level rear garden, driveway and integral 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.

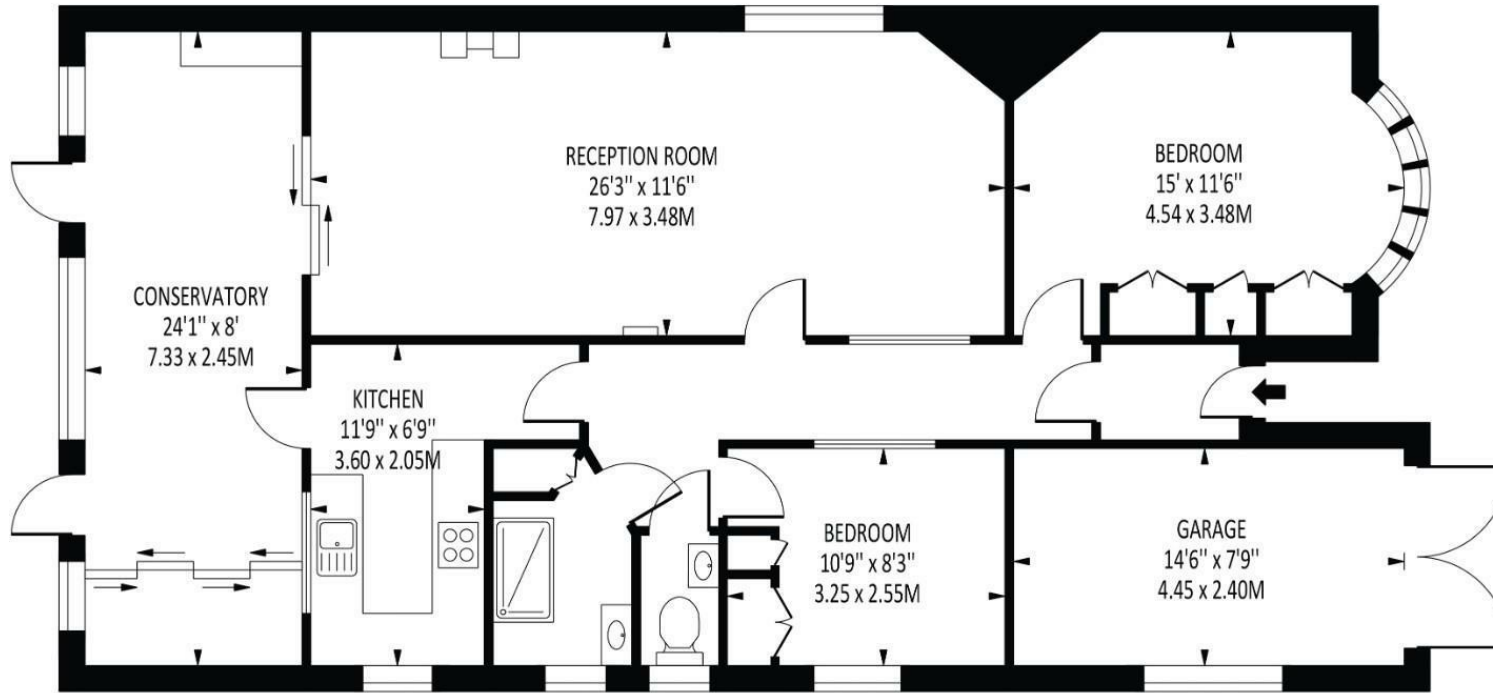
Tenure - Freehold







Park Avenue East
 Total Area : 1146 SQ FT • 106.43 SQ M
 (Including Garage)
 Garage Area : 115 SQ FT • 10.68 SQ M



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

EPSOM OFFICE
 2 West Street
 Epsom, Surrey, KT18 7RG
 01372 745 850

STONELEIGH/EWELL OFFICE
 62 Stoneleigh Broadway
 Stoneleigh, Surrey, KT17 2HS
 020 8393 9411

BANSTEAD OFFICE
 141 High Street
 Banstead, Surrey, SM7 2NS
 01737 333699

LETTINGS & MANAGEMENT
 163 High Street
 Epsom, Surrey, KT19 8EW
 01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
 Registered in England No. 4398817.



The **PERSONAL**
 Agent

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.

