



Chadacre Road, Stoneleigh

The **PERSONAL** Agent



# Price Guide £650,000

## Freehold

- Chalet Style Semi Detached House
- Porch + Spacious Entrance Hall
- Downstairs Cloakroom
- Two Main Reception Rooms
- Separate Study/Bedroom Four
- Kitchen/Breakfast Room
- Three First Floor Bedrooms
- Family Bathroom
- Large Level Rear Garden
- Driveway, Garage and No Onward Chain



The Personal Agent are delighted to offer a three/four bedroom extended semi detached house with driveway, detached garage and well established level rear garden situated in a sought after residential road and offered to the market with no onward chain.

This charming semi-detached house offers a wonderful opportunity for those looking to create their dream home. Boasting three reception rooms and three good sized bedrooms, this property provides ample space for comfortable living.

With three reception rooms and a convenient downstairs cloakroom, there is plenty of space for entertaining guests or simply relaxing with the family. The kitchen/breakfast room is perfect for enjoying morning meals while overlooking the large garden that comes with the property.

Although in need of modernisation, this well-cared-for house presents a fantastic canvas for renovation and personalisation. The popular chalet style of the house adds character and uniqueness to the property which is situated in popular tree lined road, close to local shops and restaurants and Railway Station.

Outside, the house features a driveway, detached garage, and a spacious garden, offering both convenience and outdoor space. Don't miss the chance to transform this property into your ideal home.

The accommodation briefly comprises; Spacious entrance hall, downstairs cloakroom, two main reception rooms (Study and Dining/Family Room) study/bedroom four, kitchen/breakfast room, three first floor bedrooms, family bathroom, level rear garden, driveway and detached 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.

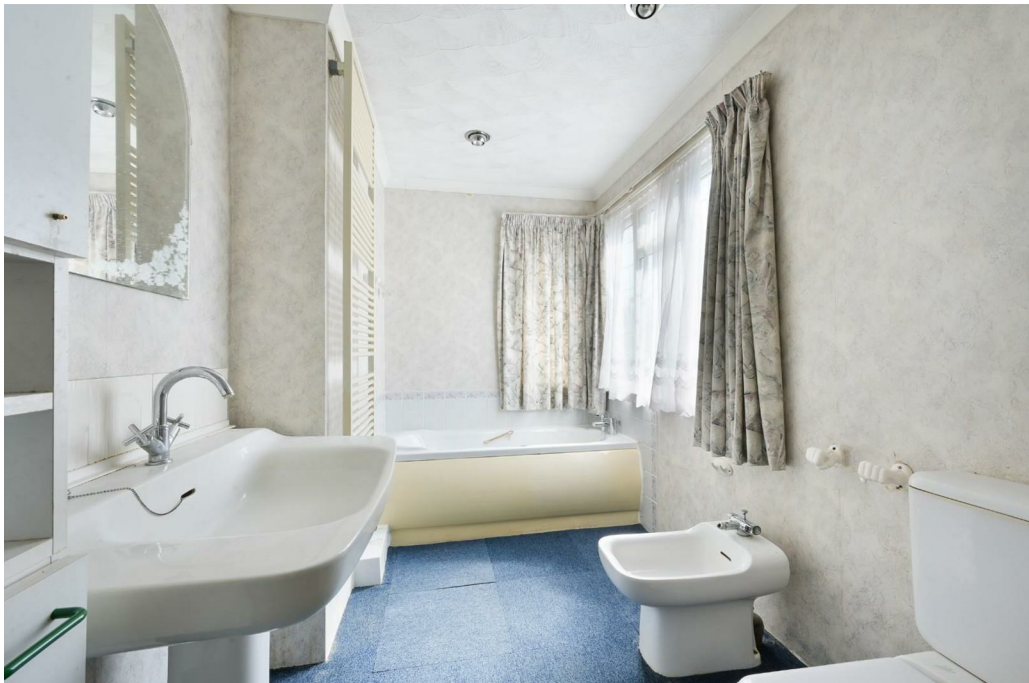
Epsom with its range of shops, restaurants, sports facilities, mainline railway station and theatre, as well as the Epsom Downs Racecourse which hosts the world renowned Derby Day is close by. Kingston offering a more comprehensive range of shops is also a short drive away.

Tenure - Freehold.  
Council Tax : Currently Band 'F'







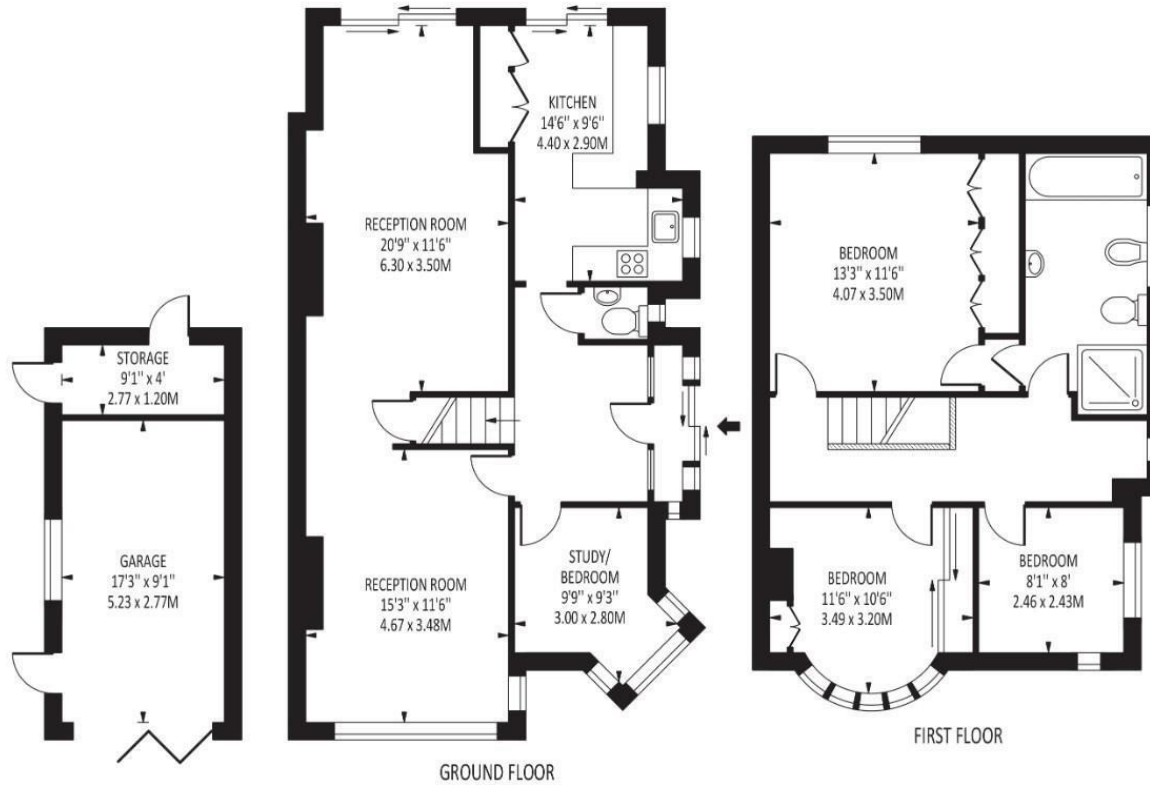




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### Chadacre Road

Total Area: 1552 SQ FT • 144.14 SQ M  
 (Including Garage & Storage)  
 Garage Area : 156 SQ FT • 14.49 SQ M  
 Storage Area : 36 SQ FT • 3.32 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>			
(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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**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.



