



Thorndon Gardens, Stoneleigh

The **PERSONAL** Agent

£750,000

Freehold

- Attractive Detached Bungalow
- Block Paved Driveway + Integral Garage
- Enclosed Entrance Lobby
- Hallway + Separate Cloakroom
- Lounge
- Dining Room
- Kitchen
- Three Double Bedrooms
- Family Bathroom
- Well Established Level Rear Garden



The Personal agent are delighted to welcome to the market this bungalow situated in a highly sought after road in Stoneleigh just a stone's throw from Auriol Park and also within walking distance of local schools, shops and Stoneleigh railway station. NO ONWARD CHAIN.

The property offers a spacious lounge with double doors to a further extended reception room with a lovely view of the garden, spacious bedrooms and a family bathroom along with a bright kitchen. To the front of the property is a large brick block driveway with parking for several cars, while to the rear is a fantastic lawned garden measuring over 180ft in

length.

There is scope to extend the property in a variety of ways, subject to the relevant planning consents being obtained.

The accommodation briefly comprises; Enclosed entrance lobby, hallway, separate cloakroom, double aspect lounge, dining room, kitchen, family bathroom, three double bedrooms, block paved driveway, integral garage, 125 ft well established level rear garden.

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 band - E





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Thorndon Garden
 Gross Area: 1119.45 SQ FT 104 SQM
 Garage: 112.SQ FT 10.42 SQ.M
 Total Area; 1231.45 SQFT 114.42 SQM



GROUND FLOOR

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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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.

