



London Road, Stoneleigh

The **PERSONAL** Agent

Price Guide £699,950

Freehold

- Halls Adjoining Semi-Detached Period House
- Covered Front Entrance + Entrance Hall
- Large Double Aspect Reception Room
- Open Plan Kitchen/Dining/ Family Room
- Bi-Folding Doors to Landscaped Rear Garden
- Separate Utility Room + Downstairs Cloakroom
- Three Generously Sized Bedrooms
- Spacious and Modern Family Bathroom
- Log Cabin/Home Office
- Private Driveway With Parking For Two Cars



The Personal Agent are delighted to offer a stunning three bedroom semi detached halls adjoining period house offering contemporary and stylish living accommodation throughout with private driveway and level rear garden with log cabin/home office. Viewing Highly Recommended.

The property has been beautifully modernised and extended on the ground floor to provide a large open plan living space with a tastefully fitted kitchen with breakfast bar and dining/family room with plenty of space for the family to relax or socialising with friends and bi-folding doors which overlook and lead out to a landscaped rear garden.

There is separate utility room with space and plumbing for kitchen appliances and a large double aspect reception room which is complemented by a feature fireplace and a large bay window to the front aspect and there is access to a handy

downstairs cloakroom.

On the first floor are three good sized bedrooms all with double glazed windows and radiators and a modern family bathroom with matching period style sanitaryware.

Outside the rear garden has been landscaped with a composite decking seating area. The rest of the garden is laid to lawn with flowerbeds and part hedgerow boarders and a fully equipped log cabin/ home office.

The accommodation briefly comprises; Covered front entrance, entrance hallway, through lounge, open plan kitchen/dining/family with bi-folding doors, separate utility room, downstairs cloakroom, three bedrooms, modern family bathroom, level landscaped rear garden, log cabin/home office, private driveway.

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.

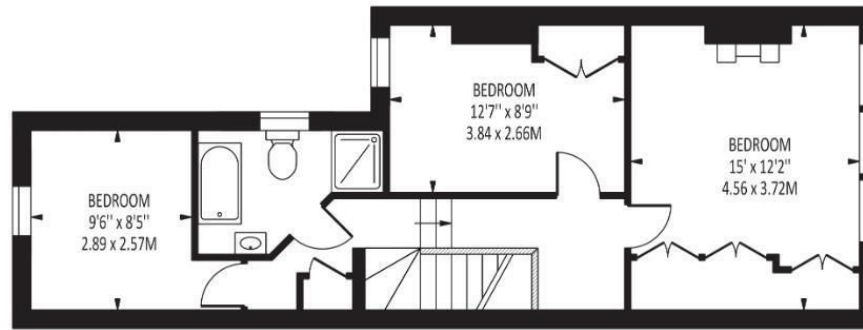
Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Additionally, there is a bus stop located within a short walk of the property offering easy access to Modern, Worcester Park, Sutton, Kingston and further afield.

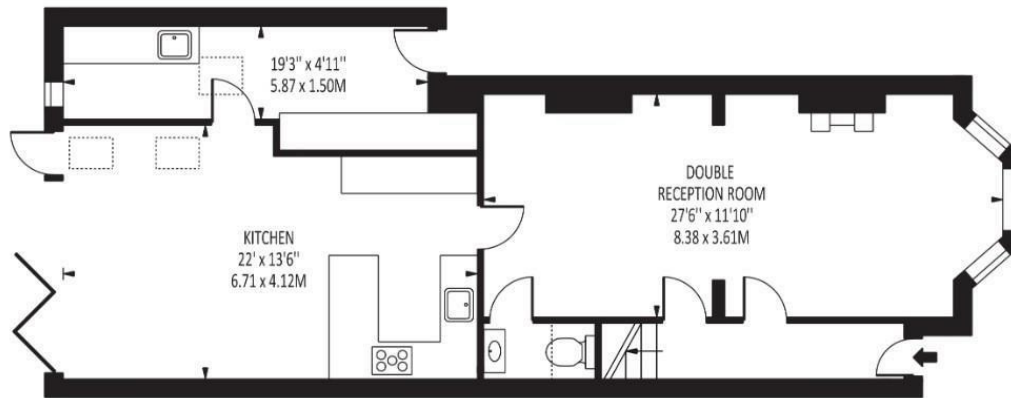
Freehold
Council Tax Band: E







FIRST FLOOR



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			84
(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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