



Stoneleigh Park Road, Stoneleigh

The **PERSONAL** Agent

# Price Guide £1,150,000

## Freehold

- Contemporary Residence of 2641 Sq Ft
- Five Bedrooms Plus Bonus Loft Room
- Stylish Entrance Lobby + Floating Staircase
- Living Room With Cinema Screen Projector
- Study or Guest Bedroom With En-Suite
- Open Plan Kitchen/Dining/Family Room
- Master Bed With Vaulted Ceiling + En-Suite
- Spacious Family Bathroom
- Landscaped Front and Rear Gardens
- Driveway with EV Charging + No Chain



The Personal Agent are delighted to offer a stunning five bedroom family home in prime location in the Heart of Stoneleigh. This exquisite property offers a perfect blend of modern luxury and practical living, situated just a stone's throw away from Stoneleigh station.

Welcome to your dream home!

This property is a rare find, offering a perfect combination of luxury, convenience, and sustainability. Don't miss the opportunity to make this stunning house your new home! Contact us today to arrange a viewing.

### Key Features:

- Spacious Living Areas: Enjoy two elegant reception rooms, perfect for entertaining guests or relaxing with family.
- Bedrooms: Five generously sized bedrooms provide ample space for a growing family.
- Office/Study: A dedicated office/study room, ideal for remote work or study.
- Bathrooms: Three modern bathrooms, ensuring convenience and comfort

for all family members.

- Open Plan Kitchen: A contemporary open plan kitchen with a utility room, designed for both functionality and style.

### Premium Amenities:

- Underfloor Heating: Experience the luxury of underfloor heating with tiled flooring on the ground floor and engineered wood on the first and second floors.
  - Eco-Friendly Features: Equipped with solar panels, a 10KW storage battery, and Solar iBoost for water heating, this home is both energy-efficient and environmentally friendly.
  - Water Softener: Enjoy the benefits of softened water throughout the home.
  - EV Charging: Convenient electric vehicle charging station.
  - Security: State-of-the-art security with CCTV, Verisure Alarm system, cameras, and fog protection.
  - Home Cinema: Enjoy 10.1 channel home cinema on projector screen for seamless entertainment.
  - Smart Home: All lights are touch sensing with voice and app control at home or remotely
- Outdoor Space:

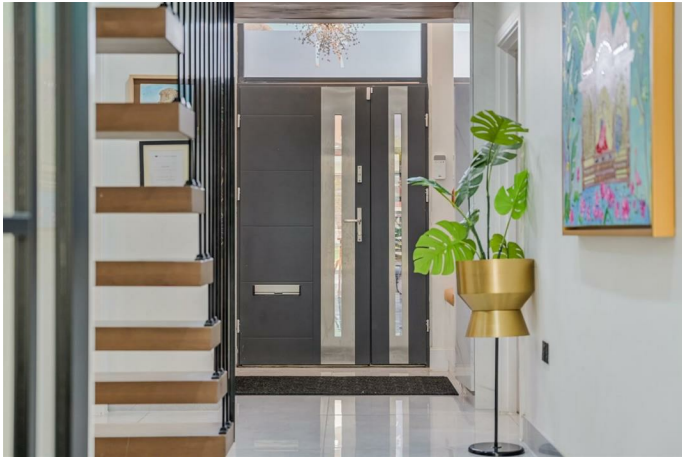
- Driveway: A spacious driveway accommodating up to three cars.
- Landscaped Garden: Beautifully landscaped garden featuring a socializing area and a shed for tool storage.

The accommodation on offer has been meticulously designed with no expense spared and stunning architecture that is guaranteed to impress. The accommodation spans over three floors and offers an impressive 2641 sq ft of living space. The location is superb and less than a minutes walk of Stoneleigh Broadway and Mainline Station with regular service to London Waterloo Station.

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 - F



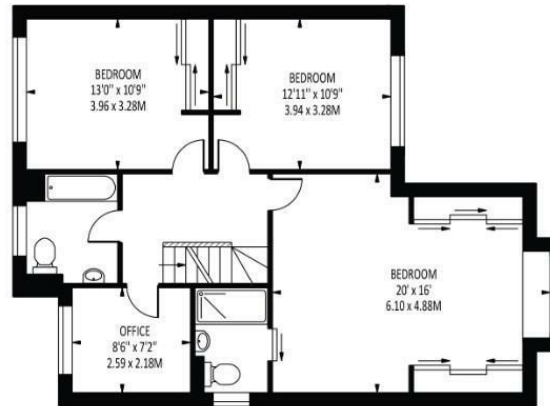
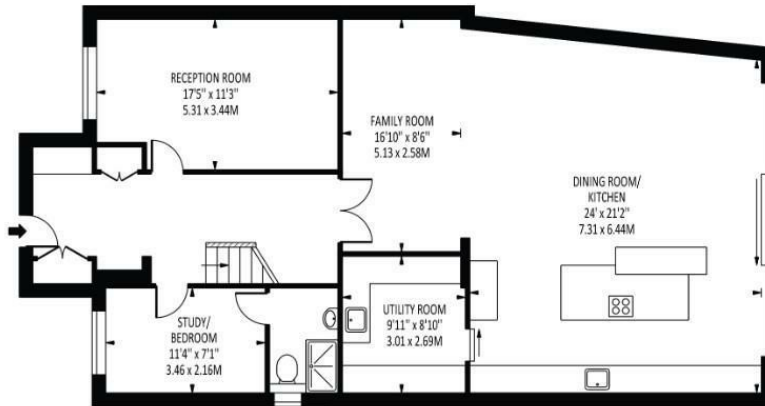
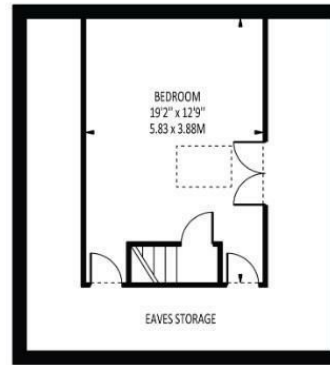


The **PERSONAL** Agent



## Stoneleigh Park Road

Total Area: 2641 SQ. FT • 245.37 SQ. M  
 (Including Eaves Storage & Restricted Height Area)  
 Including Eaves Storage & Restricted Height Area : 283 SQ. FT • 26.29 SQ. M



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) <b>A</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	

**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  
 01372 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.



The  
**PERSONAL**  
Agent

