



Park Avenue West, Stoneleigh

The **PERSONAL** Agent



# Price Guide £700,000

## Freehold

- Cottage Style Detached Bungalow
- Price Range £700,000 - £725,000
- Hallway + Separate Cloakroom
- Sitting Room With Feature Fireplace
- Sun Lounge With Views Over Garden
- Modern Kitchen + Separate Utility Room
- Three Bedroom or Two Plus Dining Room
- Modern Shower Room
- Pretty Level Rear Garden
- Driveway + Detached Garage



This charming detached bungalow is perfectly located for those desiring to be close to local shops and transport links, being set within close proximity to Stoneleigh Broadway and railway station. This property is offered to the market with no onward chain.

You approach the property via a landscaped front garden with a private block paved driveway which leads to a detached garage and a covered front entrance with door to the hallway. The living accommodation is located to the rear of the property with a living room complete with feature fireplace which adds a nice focal point to the room and a conservatory which overlooks and leads out to the rear garden.

The kitchen is fully fitted, with an adjoining utility room, while there is modern shower room located off of the hallway which serves three spacious bedrooms or can be adjusted to two bedrooms and a separate dining room. Additionally, there is a handy separate cloakroom with W.C and wash hand basin.

Outside, the pretty rear garden is laid mainly to lawn and stocked with variety of mature trees, plants and shrubs. There is practical side access which leads to the garage and front garden.

The property briefly comprises; enclosed entrance porch, hallway, cloakroom, living room, conservatory, modern kitchen, utility room, two bedroom plus dining room/bedroom three, shower room, level rear garden, driveway 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.

Tenure - Freehold  
Council tax band - E





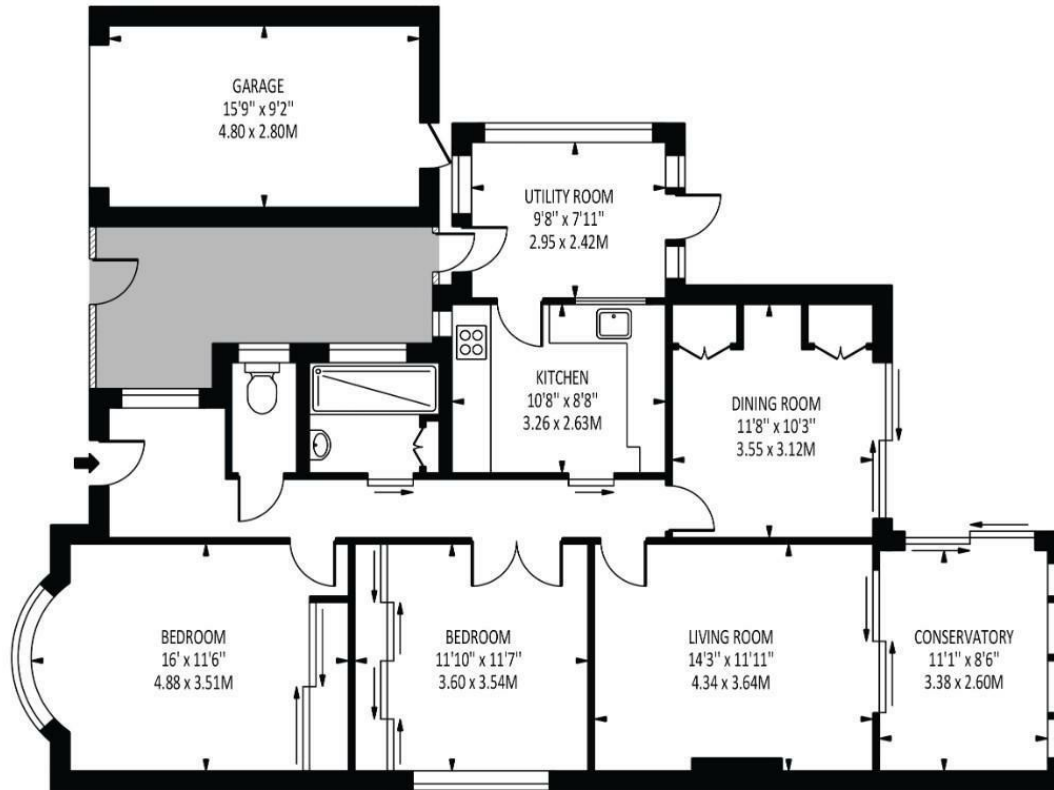




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## Park Avenue West

Total Area: 1206 SQ FT • 112.04 SQ M  
(Including Garage)  
Garage Area : 145 SQ FT • 13.44 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>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</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	

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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.



