



Chestnut Avenue, Ewell

The **PERSONAL** Agent

Price Guide £1,195,000

Freehold

- Substantial Five Bedroom Semi Detached House
- Front Garden With Ample Driveway
- Entrance Hall + Downstairs Cloakroom
- Double Reception Room
- Stunning Kitchen/Dining/Family Room
- Master Bedroom + Dressing Room and En-Suite
- Guest Bedroom With En-Suite
- Modern Family Bathroom
- Landscaped Rear Garden
- Desirable Tree Lined Residential Road



The Personal Agent are delighted to offer this substantial double fronted house offering beautifully appointed accommodation throughout. The property benefits from ample off road parking and a landscaped rear garden and is situated in a highly sought after tree lined residential road close to Auriol Park.

Nestled in the charming Chestnut Avenue in Stoneleigh, this 1930's semi-detached house has been skilfully extended and boasts a delightful blend of elegance and modern convenience.

As you step inside, you are greeted by a classic period style entrance hall with stairs to the first floor landing and door to a double reception room which is bathed in natural light streaming through the double glazed windows, creating a warm and welcoming ambiance, perfect for unwinding after a long day.

The highlight of this property is the stunning rear kitchen extension, a true masterpiece that seamlessly combines style and functionality with bi-folding doors leading to a large decked terrace and there is a separate utility room adding a touch of practicality to the elegant design.

With five generously sized bedrooms and three modern bathrooms, there is ample space for the whole family to relax and rejuvenate.

The master bedroom is a luxurious retreat, complete with an adjoining dressing room and an en-suite shower room for added convenience. Additionally, one of the guest bedrooms also features its own en-suite, perfect for teenagers or visiting friends and relatives.

With three further bedrooms and a modern family bathroom, every corner of this house exudes comfort and sophistication.

The rear garden has been professionally landscaped with an expansive sun terrace which overlooks and leads to an astroturf lawn and further paved terrace with pergola seating area and plenty of space for hosting summer barbecues and a handy wooden summer house, as well as garden storage beneath the decking.

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.

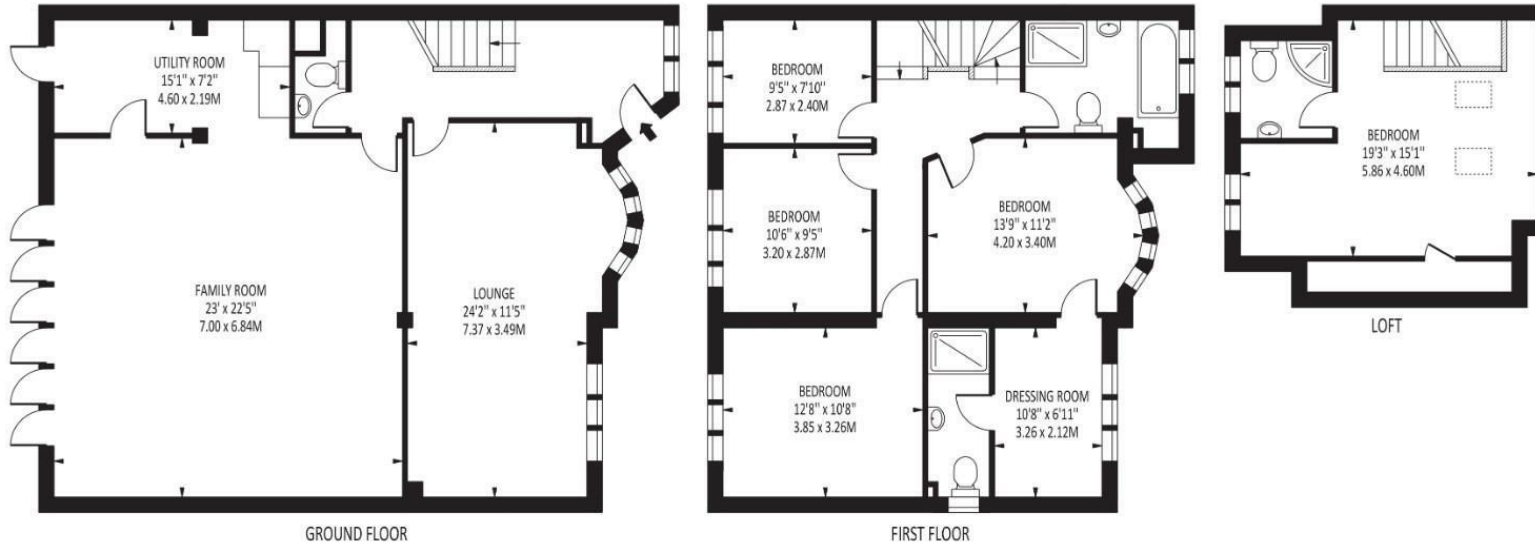
Tenure - Freehold





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Chestnut Avenue
Total Area: 2196 SQ FT • 204.05 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		69	
(55-68) D			
(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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