



London Road, Stoneleigh

The **PERSONAL** Agent

Offers In Excess Of £350,000 Leasehold

- Opposite the historic Nonsuch Park
- Moments from woodland walks
- 740 Sq. Ft first floor maisonette
- 30ft x 23ft private rear garden
- Garage within block to the rear
- Allocated parking bay & communal parking
- Two generous double bedrooms
- Spacious 16ft living/dining room
- Smart fitted kitchen & modern bathroom
- Walk to Stoneleigh Station, Shops & Schools

Enjoying a superb position that really does enjoy the best of both worlds, Rosedale Court is a small development of just four maisonettes with our listing being a spacious first floor example that provides well balanced accommodation.

The historic Nonsuch Park is just across the road, with its woodland walks just moments away making it perfect for a pleasant amble or perhaps a bit of daily exercise with the dog. With lots of green space on your doorstep its good to know that practicality is never far away, with Stoneleigh railway station and its regular service to Waterloo taking just 32 minutes, the local parade of shops catering for all of your day to day needs and a great choice of local schools covering all future bases for buyers.

The property benefits from its own private entrance and front door, with a small entrance hall and stairs up to the maisonette.

Once inside and on the landing, the generous nature of the



property and amount of natural light is impressive. The 16ft living/dining room is a great space and links to the communal area really nicely.

The fitted kitchen is smart with ample cupboard space whilst the bedrooms are both comfortable double rooms, with the principle bedroom also benefitting from fitted wardrobes. To complete the accommodation there is a smart white bathroom suite with separate W.C and use of a practical loft space.

Outside, this property continues to deliver with a private rear garden that measures 30ft x 23ft, a garage in the block to the rear and an allocated parking bay within the communal residents parking area to the front too.

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.

Tenure: Leasehold, 939 years remaining
Council Tax Band: C



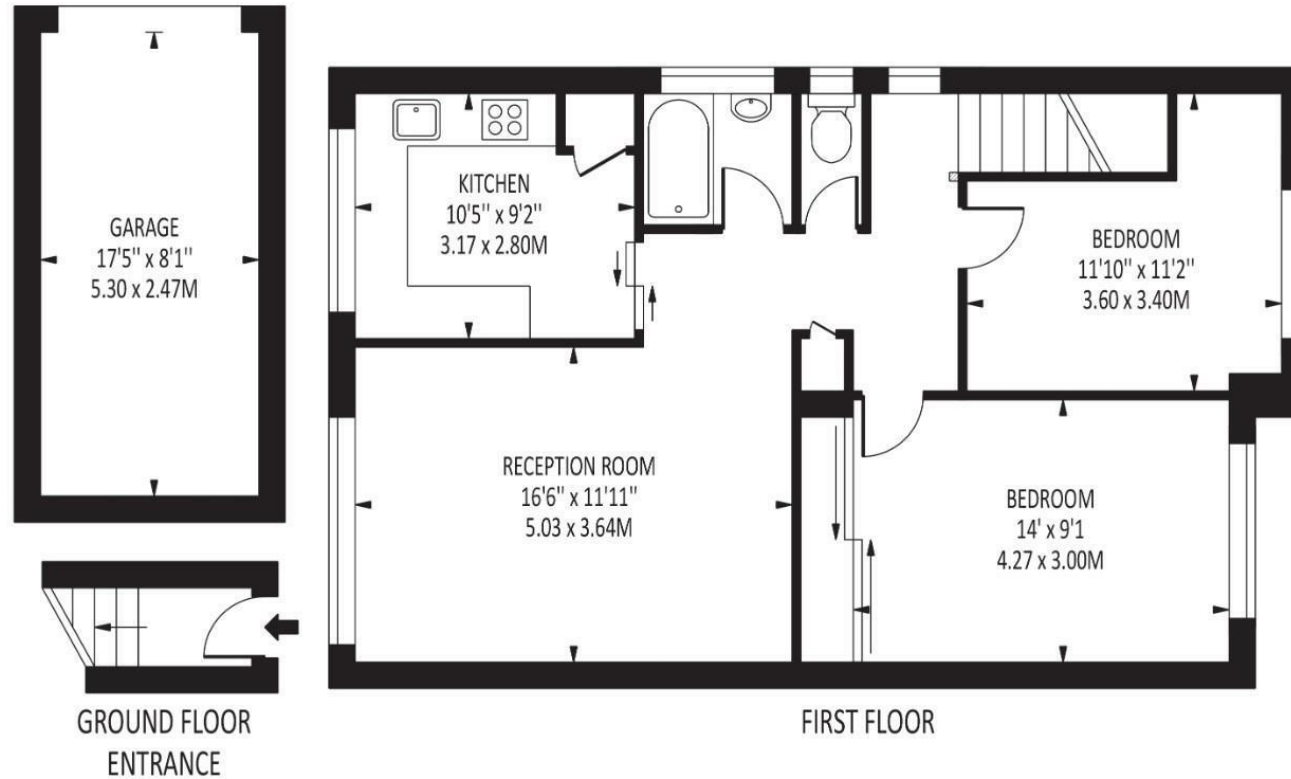


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Rosedale Court

Total Area: 881 SQ FT • 81.86 SQ M
(Including Garage)

Garage Area: 141 SQ FT • 13.09 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) A		
(81-91) B		
(69-80) C		
(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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