



Chadacre Road, Stoneleigh

The **PERSONAL** Agent



# Offers Over £725,000

## Freehold

- Four Well Proportioned Bedrooms
- Semi Detached Family Home
- Two Reception Rooms
- West Facing Garden
- Three Bathrooms
- Driveway & Single Garage
- Large Garden
- Walk to Shops, Schools & Station

The Personal Agent are proud to present to the market this four bedroom chalet style family home which is situated within easy walking distance of Stoneleigh Broadway and railway station, as well as local schools and the historic Nonsuch Park.

The property offers two reception rooms, a kitchen and a refitted bathroom room on the ground floor.

Upstairs are four generously proportioned bedrooms and a two shower rooms.



To the front of the property there is a smart driveway leading to a single garage, while to the rear there is a fantastic west facing garden with views of open green space.

Early viewing highly recommended by sole agents.

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 straightforward route to London and both Heathrow and Gatwick international airports.

Council Tax band F.





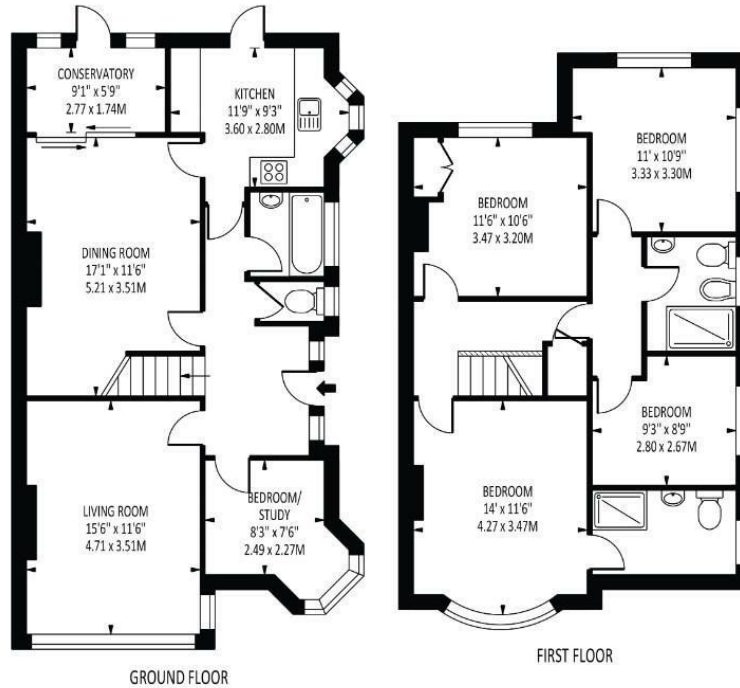




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Chadacre Road  
Total Area: 1423 SQ. FT • 132.18 SQ. M



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>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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		
England & Wales		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.



