



Parry Close, Stoneleigh

The **PERSONAL** Agent

Guide Price £775,000

Freehold

- Detached House With Extension Potential STPP
- Three Double Bedrooms
- Reception Hallway
- Lounge and Dining Room
- Kitchen/Breakfast Room
- Family Bathroom
- Two Separate Cloakrooms
- Level Rear Garden
- Ample Driveway and Double Garage
- Cul-de-Sac Location and No Onward Chain

The Personal Agent are delighted to bring to market this three double bedroom detached house offering superb extension potential stpp. The property occupies an enviable corner position in a sought after cul-de-sac close to the historic Nonsuch Park and is offered to the market with no onward chain.

Homes in this desirable location are highly sought after and this house is located at the head of the cul-de-sac and sits on a level and secluded plot with plenty of scope for extension above the garage and into the loft, subject to the usual planning consents

The house itself is well presented with a bright and airy feel and spacious living accommodation which would ideally suit a growing family looking for home with longevity, due to its excellent extension potential and its convenient location being close to good local schools and public transport links.



You are greeted by a large driveway providing ample off road parking which leads to an attached double garage and a covered front entrance with door to a spacious reception hall with doors off to all rooms and an turning staircase to the first floor landing.

The ground floor living space consists of a large lounge which leads to a formal dining area with sliding patio doors providing direct access and views of the rear garden and door to a fully fitted kitchen/breakfast room with space for table and chairs.

Upstairs there are three double bedrooms, all with double glazed windows and fitted wardrobes and a family bathroom fitted with a matching contemporary style suite in white and a handy separate cloakroom.

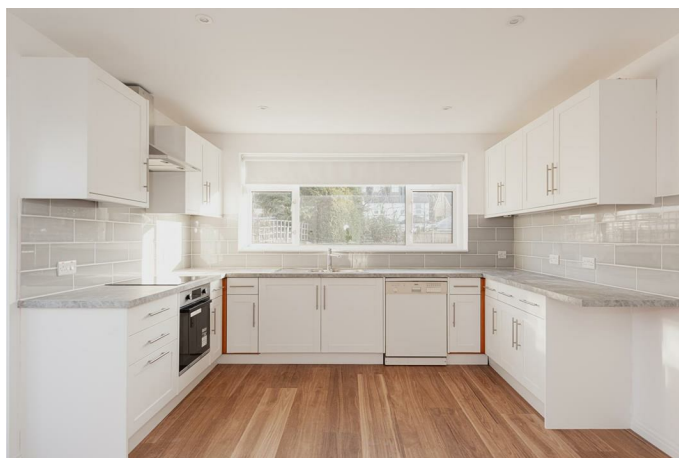
A particular feature of the home is the level rear

garden with a paved terrace seating area and level lawn with flowerbed's stocked with trees and shrubs.

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



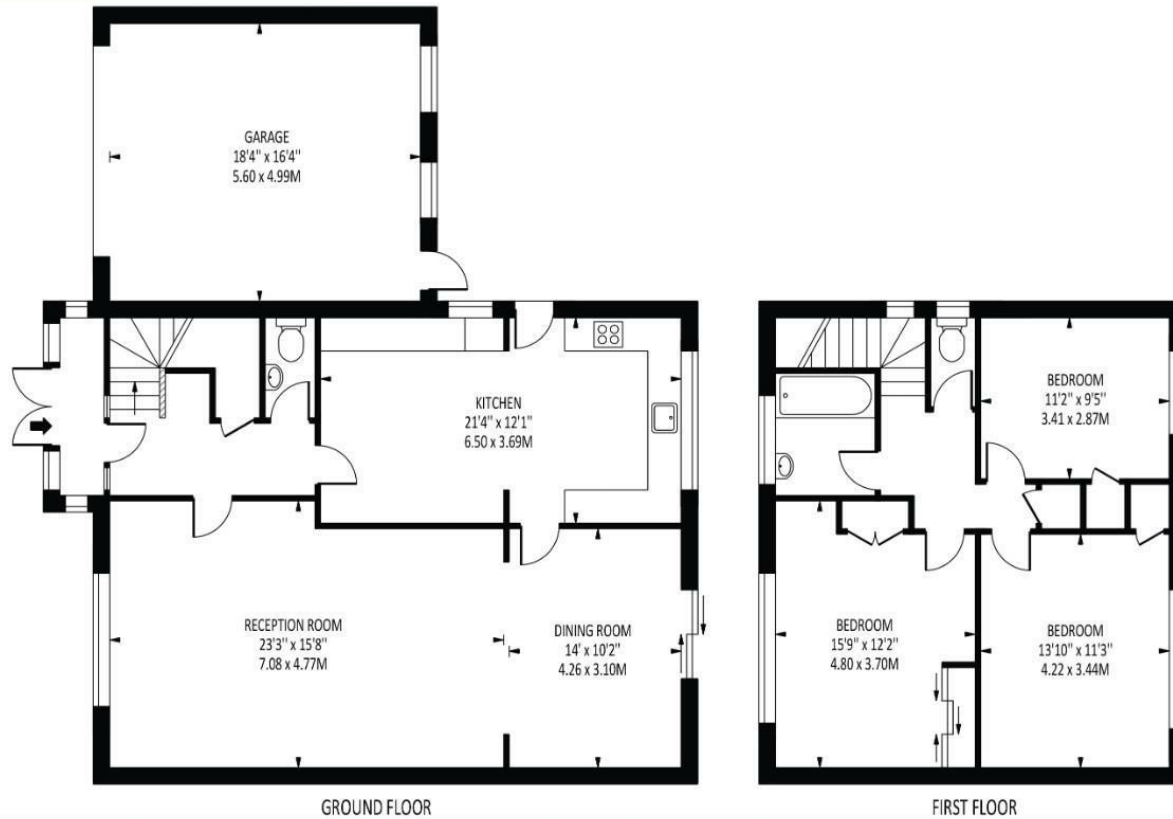


The **PERSONAL** Agent



Parry Close

Total Area: 1855 SQ FT • 172.38 SQ M
(Including Garage)
Garage Area : 301 SQ FT • 27.94 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	70	80
(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

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
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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.

