



Briarwood Road, Stoneleigh

The **PERSONAL** Agent

Price Guide £625,000

Freehold

- Chain Free
- Short Walk To Stoneleigh Broadway And Train Station
- Three Bedroom Chalet Style Home
- Huge Potential To Extend STPP
- Well Proportioned Kitchen
- Family Bathroom With Separate WC
- Detached Garage Set Within A Private Rear Garden
- Off Street Parking To The Front For Two Cars
- Priced To Sell
- Viewings By Appointment



The Personal Agent is delighted to present this rarely available, un-extended three-bedroom chalet-style family home. Located on one of Stoneleigh's most sought-after roads, just a short walk from Stoneleigh Broadway and Stoneleigh train station, this property is sure to attract significant interest. Offered to the market with no onward chain!

The property requires modernisation but offers an exciting opportunity for buyers to update and enhance the existing layout, with potential for side and/or rear extensions (subject to planning permission).

Currently, the home features two formal reception rooms, a generously sized family kitchen with direct access to the rear garden, a separate WC, a family

bathroom, and three well-proportioned bedrooms (two on the first floor and one on the ground floor).

Externally, the property benefits from a private rear garden with a detached garage, while the front offers a combination of off-street parking and a well-maintained lawn.

With so much potential, this home is expected to generate significant interest. Early viewing is highly recommended to avoid disappointment.

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.

Epsom with its range of shops, restaurants, sports facilities, mainline railway station and theatre, as well as the Epsom Downs Racecourse which hosts the world renowned Derby Day is close by. Kingston offering a more comprehensive range of shops is also a short drive away.

Tenure - Freehold
Council tax band - E





Total Area: 1426 SQ FT • 132.48 SQ M
(Including Garage, Store 2 & Eaves Storage & Restricted Height)
Garage Area : 121 SQ FT • 11.26 SQ M
Store 2 Area : 10 SQ FT • 0.96 SQ M
Eaves Storage & Restricted Height Area : 191 SQ FT • 17.76 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		86
(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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