



Kirby Close, Stoneleigh

The **PERSONAL** Agent

# Price Guide £750,000

## Freehold

- Stylish Home With Attached Salon/Annex
- Popular Chalet Style in Quite Cul-De-Sac
- Spacious Entrance Hall
- Three Reception Rooms
- Downstairs Cloakroom
- Modern Fully Fitted Kitchen
- Master Bedroom With Large Ensuite
- Two Further Double Bedrooms
- Jack & Jill Family Bathroom
- Landscaped Garden and Driveway

A beautifully presented and skilfully extended four bedroom chalet style semi detached house with attached Hair Salon/Annex situated in a sought after cul-de-sac. Viewing Highly Recommended.

This stylish home boasts approximately 1500 sq ft of impressive living space that includes an attached annexe currently used as a professional hair salon which benefits from its own private client entrance, access to a cloakroom with WC and wash hand basin a separate treatment room which overlooks the rear garden and leads to a covered veranda seating area.

The location is tucked away in a quiet cul-de-sac and there is ample off road parking via a private driveway to the front which leads to the main front entrance.

You enter the home via a spacious entrance hall with



stairs to the first floor landing and doors which lead off to all rooms.

There are three generously sized reception rooms with a lounge to the front which is centred around the fireplace, a handy study which can be used as the fourth bedroom and a spacious dining/family room which is open plan to a modern fully fitted kitchen and provides the perfect space for the whole family to relax and enjoy. From here you have access to a secluded child friendly rear garden.

Upstairs there are three double bedrooms with a spacious ensuite shower room to the principal bedroom and a Jack and Jill bathroom that can be accessed via both the remaining bedrooms.

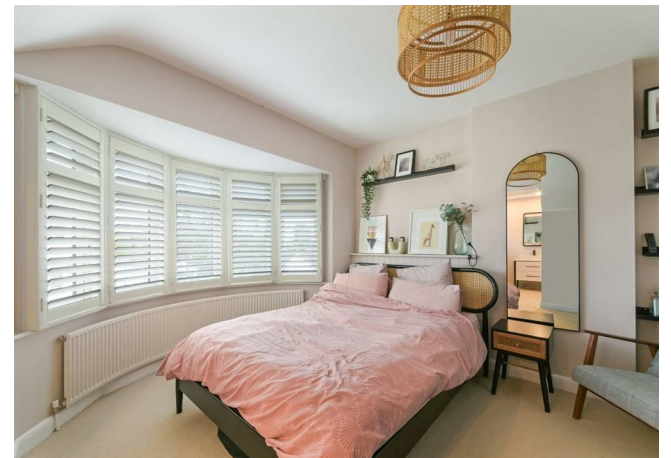
Outside the rear garden has been thoughtfully

landscaped with a large timber decked terrace seating area and level lawn with raised flowerbeds.

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 E








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Total Area: 1467 SQ FT • 136.32 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>		
(81-91) <b>B</b>		
(69-80) <b>C</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.

