



Briarwood Road, Stoneleigh

The **PERSONAL** Agent



# Offers In Excess Of £700,000 Freehold

- Attractive Chalet Style Semi Detached House
- Lawned Front Garden With Driveway
- Enclosed Entrance Porch
- Spacious Entrance Hall
- Three Reception Rooms
- Study/Bedroom Four
- Modern Fully Fitted Kitchen
- Three Double Bedrooms
- Family Bathroom and Master To En-Suite
- Courtyard Style Rear Garden, Detached Garage



A three/four bedroom semi detached house with driveway, detached garage and manageable low maintenance courtyard style rear garden situated in highly sought after road in the centre of Stoneleigh only a couple of minutes walk of the Broadway and Station. Viewing Highly;I Recommended

This attractive home is beautifully appointed throughout with plenty of 1930's art décor features and is centrally located in one of Stoneleighs most desirable roads.

The living space is bright and spacious with two large reception rooms and a separate study which can also be used as a bedroom and there is handy downstairs cloakroom.

The kitchen is fully fitted and provides direct access to a small courtyard style rear garden which is fully enclosed by fencing and provides access to a lawned front garden and a detached

garage which can be further utilised to extend the outdoor space.

Located in an enviable position a short walk of Stoneleigh Broadway and railway station, this attractive 1930's home is designed and built in the popular 'chalet style' synonymous with Stoneleigh and has been fully renovated to provide impressive accommodation over two floors and would ideally suit a growing family or those looking for a home which provides enough space for multigenerational living under one roof.

Outside the rear garden is fully paved and there is a handy wooden timber shed and detached garage to front.

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







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## Briarwood Road

Total Area: 1549 SQ FT • 143.87 SQ M

(Including Garage)

Garage Area : 99 SQ FT • 9.24 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.

### 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.  
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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.

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



