



Stoneleigh Park Road, Stoneleigh

The **PERSONAL** Agent



# Offers Over £800,000

## Freehold

- Double Fronted 1930's Semi Detached House
- Enclosed Entrance Porch
- Spacious Entrance Hall
- Downstairs Cloakroom
- Modern Kitchen and Utility Room
- Dining/Family Room
- Sun Lounge With View Over Garden
- Four Well Proportioned Bedrooms
- Impressive Family Bathroom
- Ample Driveway, Garage and Level Rear Garden

The Personal Agent are delighted to offer this beautifully appointed four bedroom double fronted semi detached family home offering an impressive 1783 sq ft of living space located in one of Stoneleigh's most desirable roads.

Some of the standout features include an open plan fully fitted kitchen with dining/family room and a stunning sun lounge with doors leading out to a level and secluded landscaped rear garden.

A separate living room with a feature fireplace and large bay window to the front provides a choice of social spaces for the whole family to enjoy.

Four generously sized bedrooms are complemented a modern and spacious family bathroom providing plenty of room for rejuvenation and sanctuary away from the rest of the home.



Located in an enviable position less than half a mile of Stoneleigh Broadway and railway station, this attractive 1930's home is synonymous with Stoneleigh and has been fully renovated and skilfully extended 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 has been beautifully landscaped and features a large paved terrace which leads to a well maintained lawn and there is a large wooden timber shed which is currently used a workshop. and to the front is large driveway which leads to integral garage with electric roller door.

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









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Total Area: 1783 SQ FT • 165.67 SQ M

(Including Garage)

Garage Area : 135 SQ FT • 12.50 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

#### 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.



