



Rosedale Road, Stoneleigh

The **PERSONAL** Agent



# Price Guide £630,000

## Freehold

- Original Chalet Style Semi Detached House
- Spacious Entrance Hall
- Two Reception Rooms
- Bedroom Three / Study
- Kitchen To Rear With View of Garden
- Family Bathroom With Separate W.C
- Two Large Double Bedrooms With Eaves Storage
- Well Established Level Rear Garden
- Detached Garage and Private Driveway
- Sought After Road and No On Onward Chain

This charming semi detached chalet style house is available to the market for the first time since being built in 1938. The property has been well cared for over the years and is now in need of modernisation and occupies an enviable position in one of Stoneleigh's finest roads. NO ONWARD CHAIN.

Homes in this desirable area are highly coveted due to their aesthetically pleasing appearance and superb extension potential, allowing the next custodian to create the home of their dreams with plenty of inspiration nearby, as neighbouring properties have already undergone extensive refurbishments that are visually impressive and contribute to the upmarket feel of the area.

Only a stone's throw away are independent shops, supermarkets, busy restaurants and cosy cafes and two mainline train stations are within walking distance with fast services to Central London in under 30 minutes.



Original un extended chalet style houses are becoming a rarity, so please get in-touch, should you wish to make this your family home for years to come.

You enter the home via a spacious entrance hall with stairs to the first floor landing and there is a handy downstairs W.C with an adjoining family bathroom. From the hall there are original art deco doors to the receptions rooms, which include a living room that is centred around a feature fireplace and large bay window, and a dining room with direct access to a large level rear garden. The ground floor is completed by a third bedroom / study to the front.

The original kitchen although basic by today's standards is suitable for day to day use and offers views of and access to the rear garden and garage.

Upstairs there are two double bedrooms with access to ample eaves storage space that once extended can comfortably

accommodate further bedrooms and ensuite, subject to planning permission.

Outside the secluded rear garden provides a peaceful retreat and is a gardener's dream with mature borders well stocked with trees and shrubs and a detached garage with attached coal store.

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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## Rosedale Road

Total Area: 1307 SQ FT • 121.38 SQ M  
(Including Restricted Height Area & Garage)  
Restricted Height Area : 25 SQ FT • 2.32 SQ M  
Garage Area : 153 SQ FT • 14.25 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>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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.



