



Briarwood Road, Epsom

The **PERSONAL** Agent

Guide Price £850,000

Freehold

- Stunning Chalet Style Semi Detached House
- Ample Driveway and Detached Garage
- Spacious Entrance Hall and D/s Cloakroom.
- Four Independent Reception Rooms (Including Study/Bed Four)
- Modern Fully Fitted Kitchen
- Master Bedroom With Modern Ensuite
- Two Further Double Bedrooms and Family Bathroom
- Large Well Established Level Rear Garden
- Beautifully Maintained and Updated By The Current Owners
- Viewing Recommended and Vendor Suited

The Personal Agent are delighted to offer this beautifully appointed three bedroom semi detached family home offering an impressive 1691 sq ft of living space located in one of Stoneleigh's most desirable roads. There is planning permission until June 2026 for a wrap around extension at rear of the house.

Some of the standout features include a large fully fitted kitchen with doors to a stunning conservatory with space for entertaining and leading out to a pretty and secluded landscaped level rear garden.

Four independent reception rooms; a living room with feature fireplace, a study/home office which can be used as a fourth bedroom, a family/dining room and conservatory provide a choice of social spaces for the whole family to enjoy.



Upstairs you have three generously sized bedrooms complemented by recently upgraded modern bathrooms suites providing sanctuary and rejuvenation for the entire family.

Upon entering the home the attention to detail and quality is immediately evident with no stone left unturned. The property is equipped with a CCTV system to the front side and rear and is fully alarmed, air conditioning installed to the front reception room, master bedroom and bedroom three. Bespoke wooden shutters to most windows, new fire rated doors throughout, new gas boiler and megaflo water tank and lead water pipes replaced. The loft has been fully insulated with new flooring for storage space, gallow brackets in loft chimney breast.

Outside the gutters have been replaced and a new

retiled roof to the main house and dormer. The garden is enclosed by new fencing and the outside walls painted and the garage has a new roof are some of the stand out feature of this fine home.

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



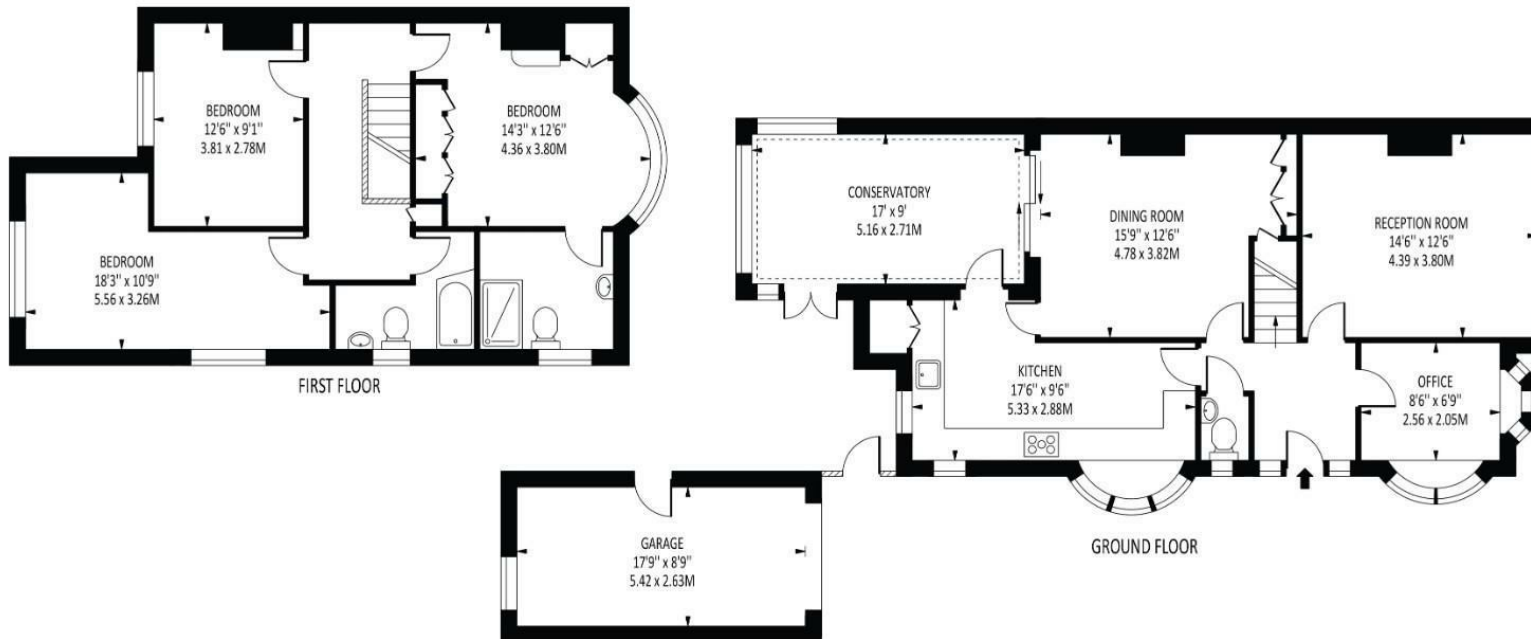


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Total Area: 1691 SQ FT • 157.10 SQ M
(Including Garage)
Garage Area : 153 SQ FT • 14.25 SQ M



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) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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The
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