



Stoneleigh Avenue, Worcester Park

The **PERSONAL** Agent



# Guide Price £600,000

## Freehold

- Attractive 1930's Semi Detached House
- Traditional Entrance Hall
- Lounge With Bay Window To Front
- Dining Room
- Downstairs Wet Room With W.C
- Extended Kitchen
- Three Bedrooms
- Family Bathroom
- Well Established Level Rear Garden
- Sought After Location and No Onward Chain

This attractive three bedroom 1930's semi detached family home with attached garage, driveway and well established level rear garden offers excellent extension potential (STPP) and comes to the market with the benefit of 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 and there is 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.

You enter the home via a traditional entrance hall with stairs to the first floor landing and doors off to two large reception rooms, which include a living room that is centred around a feature fireplace and large bay window to the front aspect. For formal dining and entertaining there is a dining room with direct access to a handy downstairs wet room with w.c.



The kitchen, although a little dated by today's standards, is fully fitted with plenty of worktop space and provides access to the outside and attached garage.

Upstairs there are three well proportioned bedrooms and a family bathroom and there is further potential and scope for a significant loft conversion (STPP), which many of these homes have undertaken.

Outside the rear garden provides a peaceful retreat and is a gardeners dream with mature lawn and flowerbeds and a handy shed. To the side is an attached garage with plenty of space for a side extension subject to planning permission.

Homes of this original style and quality are becoming a rarity, so please get in-touch, should you wish to make this your family home for years to come.

This desirable area is extremely popular due to its excellent location close to good local schools, parks and high street with a

wide choice of cafes, restaurants and pubs and station with regular fast trains to London Waterloo (25min).

The property is within walking distance of both Worcester Park station which is roughly a 12 minutes walk (0.6 of a mile) and Stoneleigh mainline rail station which is 20 minutes walk with regular services to London. Both the M25 and A3 are easily accessible, giving a straight forward route to London and both Heathrow and Gatwick international airports.

There are also local bus routes nearby giving convenient access to Kingston and Sutton Shopping centres and Morden underground, making this property ideal for commuters.

Tenure: Freehold  
Council Tax: D





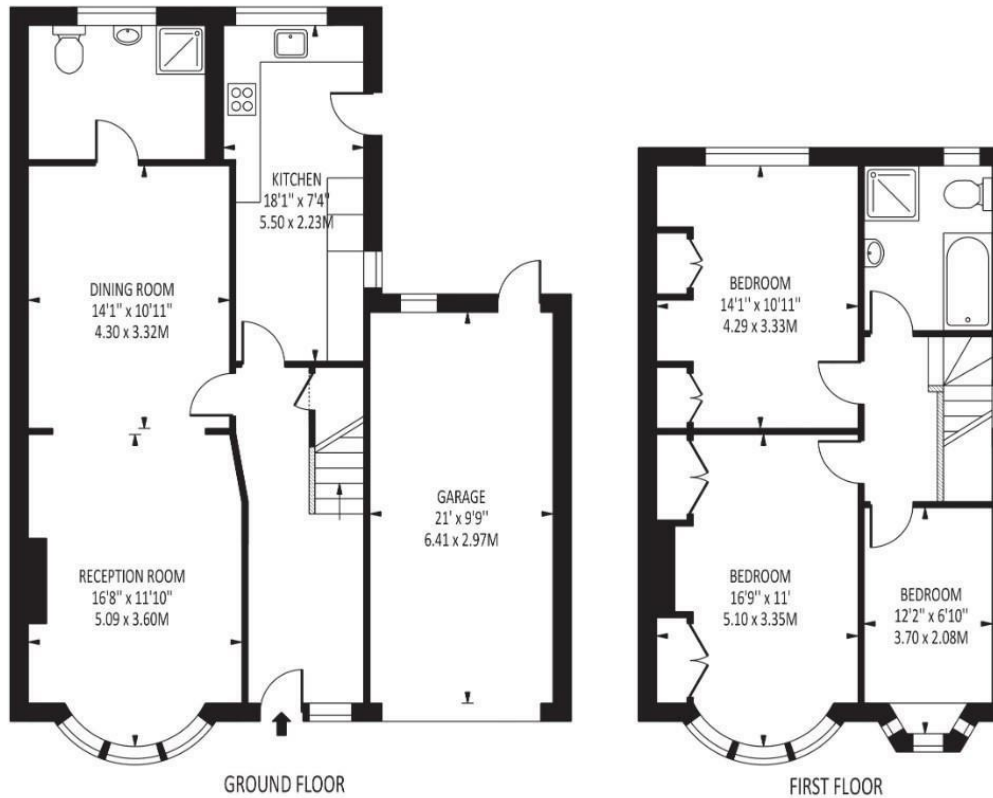




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## Stoneleigh Avenue

Total Area: 1422 SQ FT • 132.09 SQ M  
(Including Garage)  
Garage Area : 205 SQ FT • 19.04 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.



