



Briarwood Road, Stoneleigh

The **PERSONAL** Agent

# Offers Over £800,000

## Freehold

- 1930's Chalet Style Semi Detached House
- Pretty Front Garden With Private Driveway
- Spacious Entrance Hall with W.C
- Separate Living Room With Bay Window
- Stunning Open Plan Kitchen/Dining/Family Room
- Study/Bedroom Four
- Three Further Double Bedrooms
- Modern Family Bathroom and En-Suite To Master
- Level and Secluded Rear Garden With Storage Shed and Utility
- Near Stoneleigh Broadway and Station

The Personal Agent are delighted to offer this beautifully appointed three/four bedroom semi detached family home offering an impressive 1450 sq ft of living space located in one of Stoneleigh's most desirable roads.

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

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

On the first floor are three generously sized bedrooms complemented by two modern bathrooms providing sanctuary and rejuvenation for the entire family are also a stand out feature of this fine home.



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 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 landscaped and features a large stone paved terrace which leads to a well maintained lawn and there are two storage sheds one of which is used as a utility room.

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

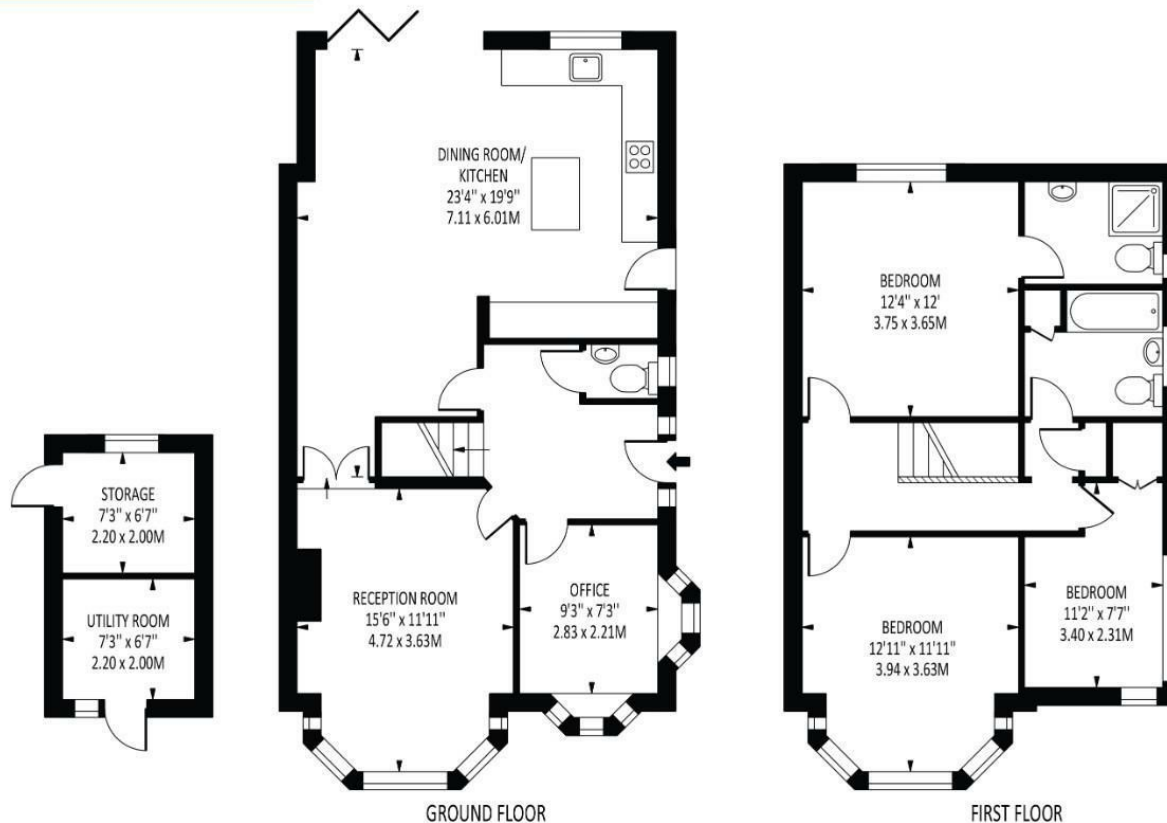




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## Briarwood Road

Total Area: 1405 SQ FT • 130.50 SQ M  
(Including Utility Room & Storage)  
Utility Room Area : 47 SQ FT • 4.40 SQ M  
Storage Area : 47 SQ FT • 4.40 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>67</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<br>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.

