



Calverley Road, Stoneleigh

The **PERSONAL** Agent

Guide Price £825,000

Freehold

- Attractive Chalet Style Semi - Detached House
- Private Driveway and Detached Garage
- Spacious Entrance Hall
- Ground Floor Bathroom
- Three Independent Reception Rooms
- Four/Five Bedrooms
- First Floor Shower Room
- Level Landscaped Rear Garden
- Sought After Residential Road
- Close To Stoneleigh Broadway, Station and Good Schools.

This attractive chalet style semi detached family home is located in one of the finest roads in Stoneleigh and benefits from an ample driveway, detached garage and a well established level rear garden with detached summer.

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.

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.

As you enter the home you are greeted by a spacious entrance



hall and there are three independent reception rooms; a living room with bay window to front, a study/home office which can also be used a fourth bedroom and a family/dining room opening to a modern fully fitted kitchen providing a choice of social spaces for the whole family to enjoy. A handy downstairs bathroom completes the ground floor.

Upstairs there are four generously sized double bedrooms complemented by modern shower room consisting of a large shower room perfect for the family.

Outside the rear garden has been beautifully maintained and features a large paved terrace seating area which leads to level lawn and a large detached play room/summer house, garden office and garage, all of which are equipped with power and lighting.

Agents Notes: The property has planning permission granted Ref: 25/00561/FLH for part two storey, part single storey side and rear extension following demolition of existing garage and rear outbuilding.

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

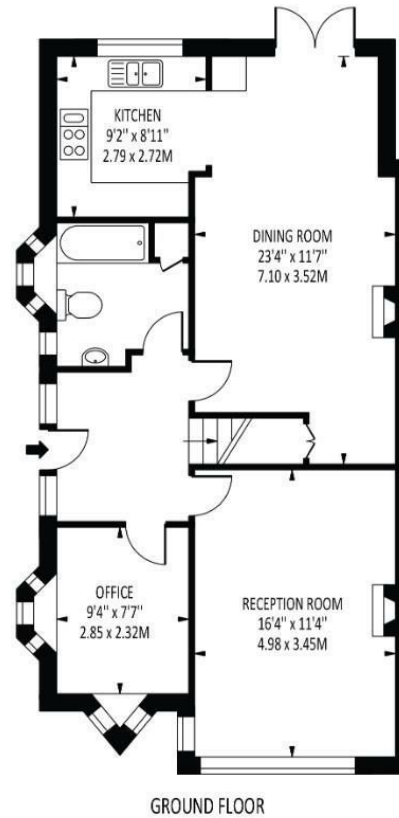
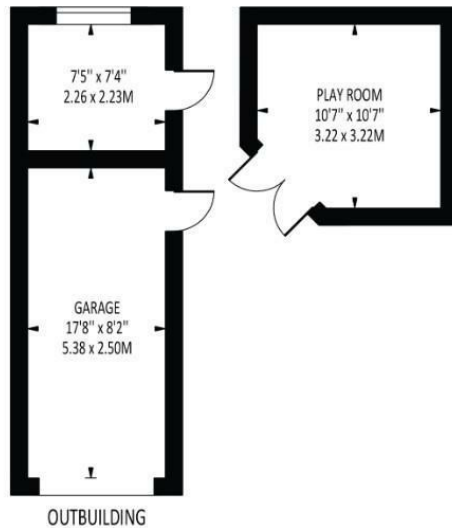




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Total Area: 1732 SQ FT • 160.90 SQ M
(Including Outbuilding & Play Room)
Outbuilding Area : 204 SQ FT • 18.96 SQ M
Play Room Area : 102 SQ FT • 9.52 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	77
England & Wales		
EU Directive 2002/91/EC		

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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.

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