



Rosedale Court, 247 London Road, Stoneleigh

The **PERSONAL** Agent

Offers In Excess Of £450,000 Leasehold

- Elegant and Spacious Ground Floor Maisonette
- Private Front Entrance and Hallway
- Stunning Lounge With Rear Extension
- Beautiful High End Kitchen With Integrated Appliances
- Two Double Bedrooms with Fitted Wardrobes
- Modern and Stylish Bathroom
- Level and Secluded Landscaped Rear Garden
- Residents Car Park with Ample Off Road Parking
- Long 938 Year Lease Remaining and Low Service Charge
- Located Opposite The Historic Nonsuch Park

An exceptional two double bedroom ground floor purpose built maisonette with its own private front entrance and direct access to fully enclosed landscaped rear garden. This stunning home would suit those who are looking for a high quality low maintenance turn key style property and an internal viewing is a must to fully appreciate what this unique property has to offer.

Refurbished by the current owners to a very high specification this is a unique opportunity to acquire a large and luxurious property, especially suited for those who are looking for accommodation over one level with direct access to a secure outdoor space.

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.

There is a real attention to detail throughout this home, with stylish design touches that provide an enviable ground floor living space which is perfect for entertaining, social occasions and most importantly, day to day family life.



You approached the property via a private residents car park providing ample off road parking which leads to an enclosed entrance porch with door to a hallway with a fitted double storage cupboard and doors off to all rooms.

A generous lounge leads to a bright and airy rear extension which is currently used as a dining room with double glazed windows and French doors leading out to a private and secluded rear garden that really has the 'wow' factor.

The beautiful high end kitchen has been skilfully fitted and benefits from ample worktop space and integrated appliances to create the ultimate culinary experience.

There is a large master bedroom with elegant wood panel feature walls and fitted wardrobes and the second bedroom is also a great size and is currently used as study/home office.

The luxurious bathroom mirrors the rest of the property and is fitted with a stylish three piece suite with fully tiled walls the perfect retreat for rest and rejuvenation.

Outside the property also shines with large paved terrace seating area and lawn leading to a handy wooden timber shed.

The finish, presentation and enviable position are superb and warrants an immediate inspection.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Additionally, there is a bus stop located within a short walk of the property offering easy access to Modern, Worcester Park, Sutton, Kingston and further afield.

Tenure - Leasehold
Length of lease (years remaining) - 936
Annual ground rent amount (£) - 17.00
Annual service charge amount (£) - N/A
Council tax band - C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

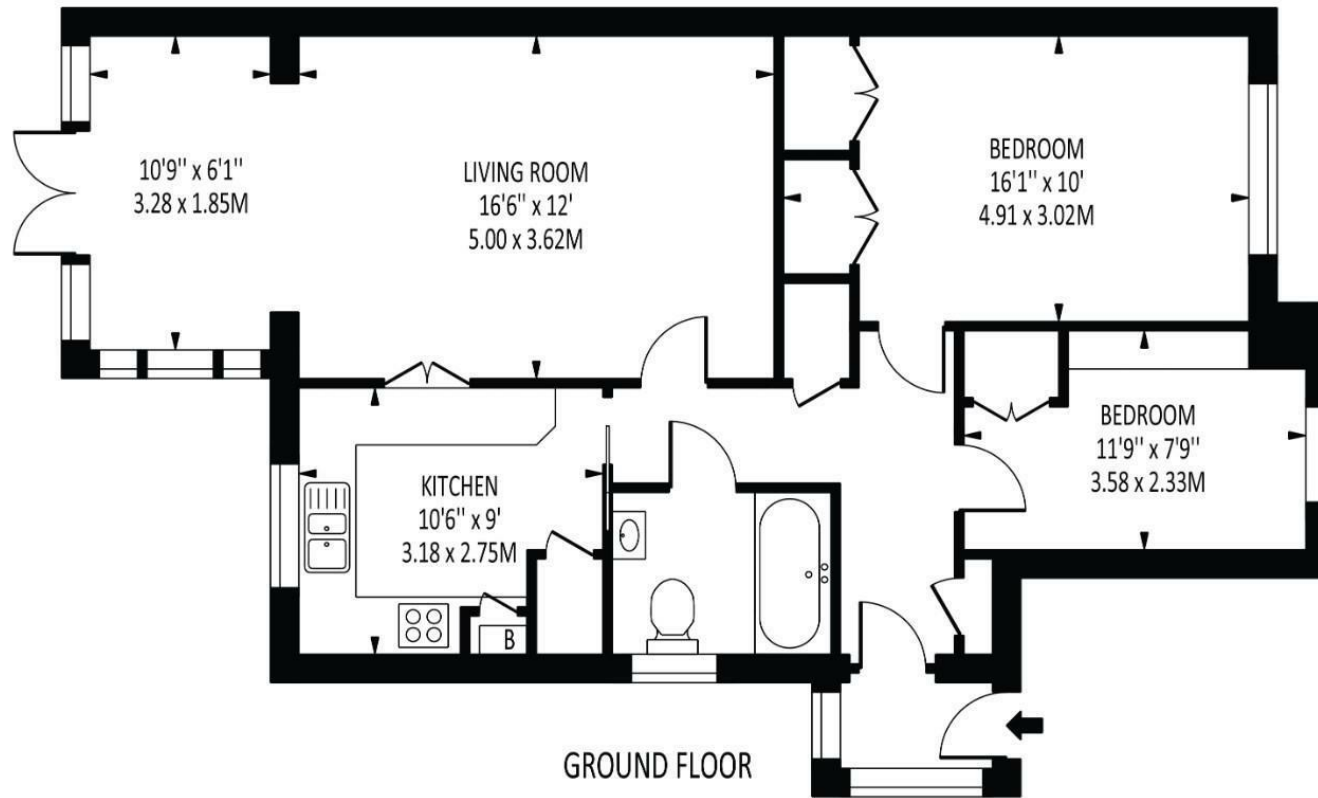




The **PERSONAL** Agent



Rosedale Court,
London Road
Total Area: 779 SQ FT • 72.35 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	77
England & Wales		
	EU Directive 2002/91/EC	

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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.

