

Offers In Excess Of £650,000 Freehold

- Semi Detached House Backing Auriol Park
- Spacious Entrance Hall
- Downstairs Cloakroom
- Good Sized Lounge and Dining Room
- Fully Fitted Kitchen
- Three Well Proportioned Bedrooms
- Family Bathroom
- Level Well Established Rear Garden
- Detached Garage/Workshop
- No Onward Chain

A charming three bedroom semi detached family home with driveway, detached garage and well established level rear garden directly backing onto Auriol Park offering further potential for extension S.T.P.P situated in a highly sought after residential road in the popular village of Stoneleigh. Offered to the market with 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.

Less than 1 mile away are independent shops, supermarkets, busy restaurants and cosy cafes and two mainline train stations are within walking distance with fast services to Central London in under 30 minutes.

This hidden gem is now ready for the next family to enjoy and exudes love and warmth with a cosy inviting feel and with scope to extend across the rear and above the garage, subject to planning.

You approach the home via a well stocked lawned front garden with driveway



providing ample off road parking with a secure wooden double gate leading to a detached garage.

You enter the home via a spacious entrance hall with a turning staircase to the first floor landing, and there is handy access to a downstairs cloakroom.

The ground floor accommodation consists of two good sized reception areas; a dining room with double glazed window to the front aspect and a lounge with double glazed sliding patio doors overlooking and leading out to a secluded rear garden.

The retro style kitchen is fitted with a matching range of floor and wall mounted units incorporating worktops with inset sink and drainer and space for kitchen appliances, exposed feature brick wall and a double glazed window and door leading out to the rear garden.

Upstairs there are three double bedrooms all with double glazed windows and radiators and family bathroom with separate W.C and access to a large eaves storage cupboard.

The rear garden which is a particular feature of the home is level and secluded, laid mainly to lawn and is well stocked with plants, trees and shrubs, directly backing on to Auriol Park.

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 - E





















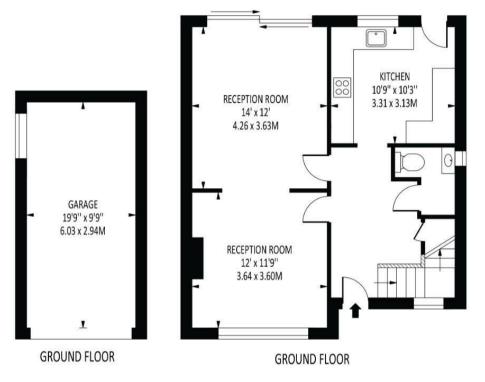
The PERSONAL Agent

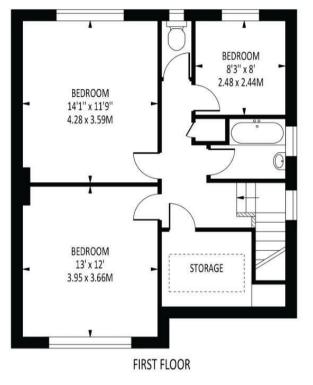


Thorndon Gardens

Total Area: 1368 SQ FT • 127.09 SQ M (Including Garage)

Garage Area: 191 SQ FT • 17.73 SQ M





Energy Efficiency Rating Current Potential Very energy efficient - lower running costs (92 plus) A 84 (69-80) (55-68) (39-54) F (21-38) Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

The

PERSONAL

Agent

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 inpspection, 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.

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

BRITISH

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











