



Stoneleigh Park Road, Stoneleigh

The **PERSONAL** Agent



# Guide Price £675,000

## Freehold

- Bay Fronted Semi Detached House
- Traditional Entrance Hall
- Lounge With Feature Fireplace
- Separate Dining Area
- Fully Fitted Kitchen
- Three Good Sized Bedrooms
- Family Bathroom and Separate W.C
- Well Established Level Rear Garden
- Ample Driveway and Detached Garage
- Close To Stoneleigh Broadway and Station

A beautifully presented three bedroom semi detached family home with driveway, detached garage and 'park like' level rear garden situated close to local shops and transports links on Stoneleigh Broadway and offering further potential for extension stpp.

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.

The bright and airy entrance hall sets the tone of what's to come and from here you have access to a nicely proportioned double aspect through



lounge/dining room that is centred around a feature fireplace and a large bay window to front and sliding patio doors to the rear which lead out to a level and secluded rear garden.

The kitchen is fully fitted with ample worktop space with double glazed window to the rear with views over the garden and handy side access to the outside and detached garage.

On the first floor are three nicely proportioned bedrooms and a modern and stylish family bathroom with a handy separate W.C.

Outside, the property also shines with a great sized level child friendly rear garden and a paved terrace seating area with gated side access and patio to an attached garage which provides further scope for

extension subject to obtaining the relevant planning consents.

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











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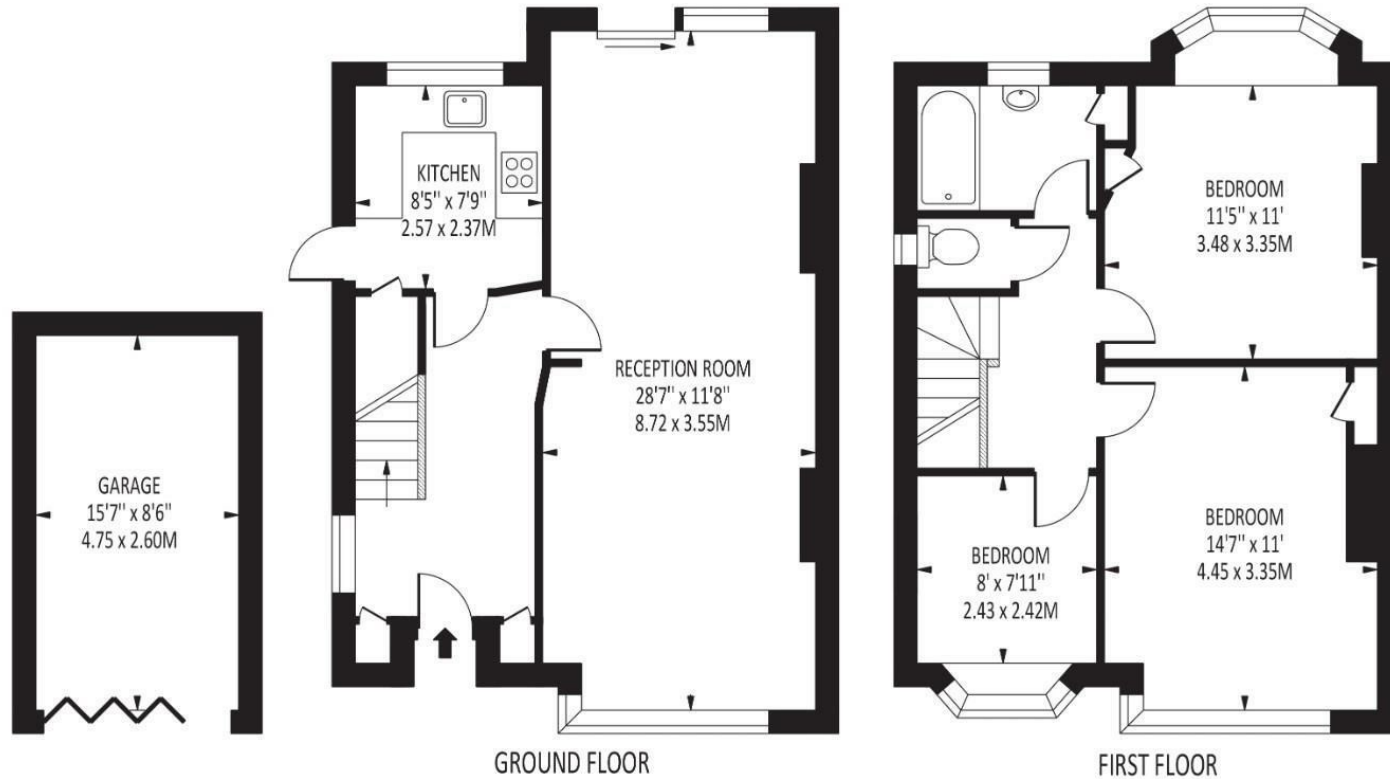


## Stoneleigh Park Road

Total Area: 1148 SQ FT • 106.67 SQ M

(Including Garage)

Garage Area : 133 SQ FT • 12.35 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) <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.



