



Waverley Road, Stoneleigh

The PERSONAL Agent

Offers Over £595,000

Freehold

- Bay Fronted 1930's Semi Detached House
- Pretty Front Garden with Private Driveway
- Enclosed Porch and Traditional Entrance Hall
- Lounge With Double Glazed Bay Window
- Separate Dining/Family Room
- Kitchen/Breakfast Room
- Three Bedrooms
- Family Bathroom
- Well Established Levell Rear Garden
- Detached Garage and No Onward Chain

A three bedroom semi detached house with private driveway and detached garage. The property has been well cared for over the years and is now in need of modernisation and is situated in a highly regarded residential road in Stoneleigh 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. 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.

You approach the property via a pretty front garden with lawn and private driveway which leads to an enclosed porch where upon entering the home you are greeted by the entrance hall with stairs to the first floor landing. From here a door leads through to a bright and spacious living room with a double



glazed window to the front aspect and there is a separate dining/family room with double glazed sliding patio doors which lead out to a secluded rear garden.

The kitchen/breakfast room is fitted with a range of floor and wall mounted beech effect units with contrasting worktops and space for kitchen appliances. The breakfast room provided space for a small dining table and chairs with access to rear garden.

Upstairs there are three good sized bedrooms all with double glazed windows, along with a family bathroom.

Outside the well established and secluded level rear garden is a gardeners dream with a handy greenhouse and wooden timber shed. From here you have access to a detached garage with power and lighting.

The location is perfect for young families with Meadow primary school close by and the historic Nonsuch park is only a short walk way.

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



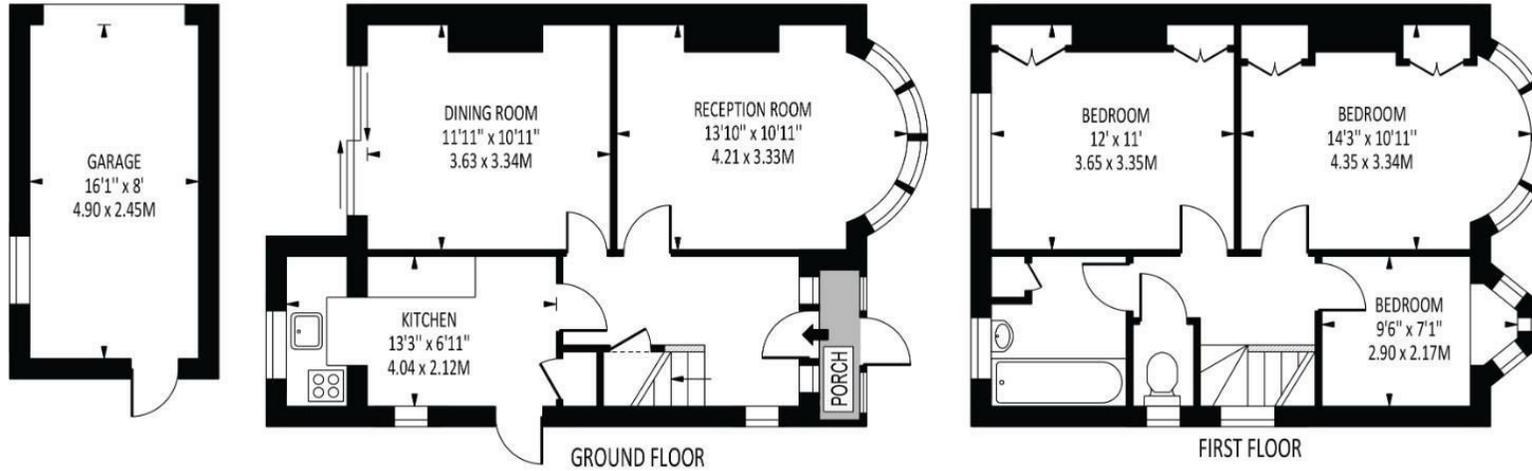


The **PERSONAL** Agent



Waverley Road

Total Area: 1039 SQ FT • 96.48 SQ M
(Including Garage)
Garage Area : 129 SQ FT • 12.01 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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 & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01372 814 900

LETTINGS & MANAGEMENT

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

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



The
PERSONAL
Agent

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.

