



Thorndon Gardens, Stoneleigh

The **PERSONAL** Agent

Offers In Excess Of £850,000 Freehold

- Five bedroom 2,000 sq ft family home
- Ideal for multi generational living or home business space.
- Bay fronted living room
- Open plan kitchen/dining/family room
- Self contained annex with private side entrance
- Two first floor annex bathrooms
- Driveway with ample parking
- Expansive rear garden.
- Highly sought after area
- Vendor suited.

A home of rare scale and versatility, this substantial five bedroom semi detached property sits proudly on a larger than average plot, offering the space, privacy and flexibility that modern family life demands. Incorporating an impressive two bedroom split level annex, generous living areas and an expansive garden, it is perfectly suited to multi-generational living, blended families, or those seeking a home that can evolve with them over time.

From the moment you step into the central hallway, the sense of space is unmistakable. To the front, the bay fronted living room provides a calm, elegant retreat, a place to unwind at the end of the day or gather for family nights in.

To the rear, the house opens into a beautifully connected kitchen/dining/family space that forms the true heart of the home. The fully fitted kitchen flows into a generous dining area and onward to a relaxed family room, all overlooking the garden. This is a space made for hosting, for everyday bustle, for celebrations that spill out onto the terrace on warm summer evenings.

Upstairs, the main house offers three generous bedrooms and a stylish family bathroom, each room thoughtfully proportioned to accommodate the needs of a growing household and there is direct access to annex side of the home which provides two further bedrooms and a second bathroom.



The split level Annex offers Independence, flexibility and possibility and is where this home truly stands apart. With its own entrance, fitted kitchen, lounge/dining area and direct access to the garden, it offers complete independence while remaining connected to the main house.

For those working from home, it provides the perfect professional environment, equally suited to childminders, therapists, hairdressers or anyone seeking a dedicated workspace separate from the main household.

Upstairs, the annex offers two versatile rooms and a family bathroom to create a self-contained living space ideal for grandparents, older children, visiting family or an au pair.

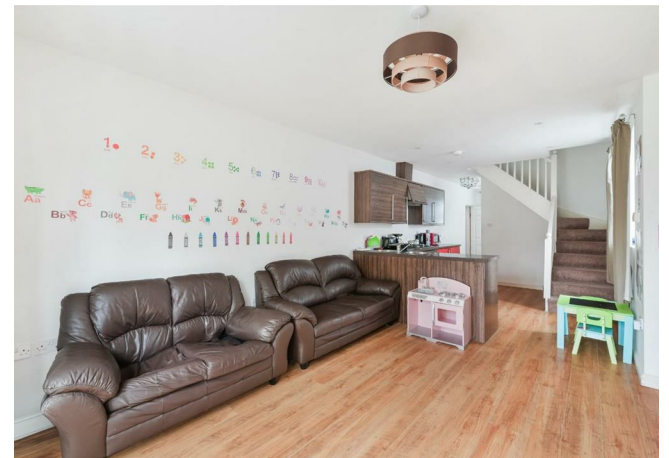
This is multi generational living at its best: privacy without distance, independence without separation.

Outside the expansive rear garden offers a wonderful sense of openness, with plenty of room for children to play, explore and enjoy the outdoors. For keen gardeners, it is a blank canvas ready to be shaped into something special. A large terrace provides the perfect setting for outdoor dining, weekend barbecues and long summer afternoons. Side access leads directly to the annex, adding convenience and privacy.

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



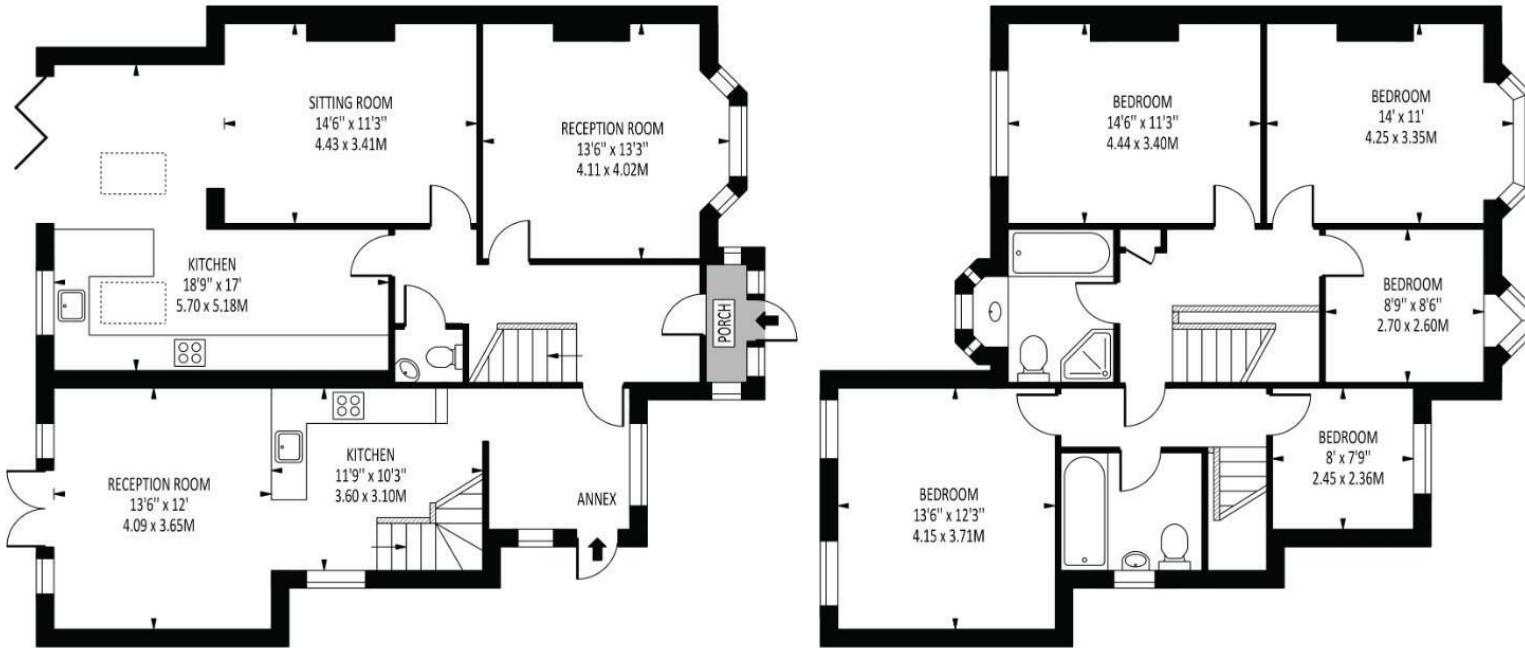


The **PERSONAL** Agent



Thorndon Gardens

Total Area: 1991 SQ FT • 184.95 SQ M
(Including Annex)
Annex Area : 696 SQ FT • 64.66 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		84
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 & KINGSWOOD 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 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.

