



Waverley Road, Stoneleigh

The **PERSONAL** Agent

Price Guide £650,000

Freehold

- Attractive Semi Detached Family Home
- Entrance Hall and D/s Cloakroom
- Separate Lounge With Bay Window
- Dining/Family Room
- Sunroom Leading to Rear Garden
- Fully Fitted Kitchen
- Three Good Sized Bedrooms
- Spacious Family Bathroom
- Level Rear Garden
- Private Driveway and Potential For Extension STPP

This charming three-bedroom semi-detached family home perfectly blends character, comfort, and convenience, situated on one of Stoneleigh's most sought-after residential roads. With its attractive frontage, private driveway, and beautiful mature rear garden, this home offers an inviting and well-balanced layout ideal for modern family living.

Set within easy reach of Stoneleigh Broadway, mainline station, and the open green spaces of Nonsuch Park, this home enjoys a superb location for both convenience and lifestyle.

Properties of this style and quality are rarely available, offering a ready-made family home in one of the area's most desirable settings.

The welcoming entrance hall leads to two spacious reception rooms, the front reception enjoys a large bay window that floods the space with natural light, while the rear dining room offers a lovely setting for entertaining and family meals, with access



through to a bright sunroom overlooking the garden.

The kitchen provides ample storage and workspace, with a pleasant garden outlook and further access to the sunroom, a peaceful spot to relax.

Upstairs, there are three generous bedrooms, each offering excellent proportions, along with a well-sized family bathroom.

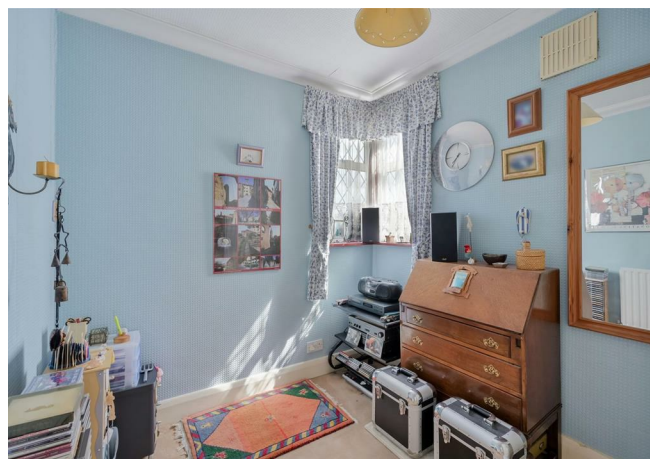
Outside, the rear garden is a true highlight, beautifully maintained, level, with mature borders and lawn. The front of the property features driveway parking and side access.

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.

Epsom with its range of shops, restaurants, sports facilities, mainline railway station and theatre, as well as the Epsom Downs Racecourse which hosts the world renowned Derby Day is close by. Kingston offering a more comprehensive range of shops is also a short drive away.

Tenure - Freehold
Council tax band - F

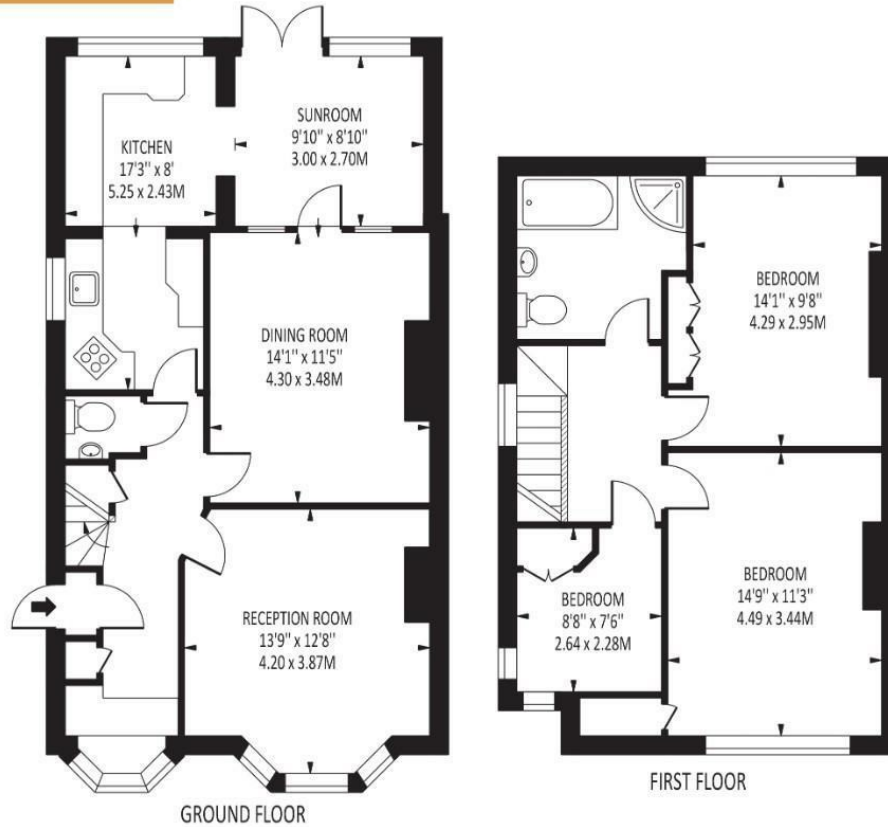




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Total Area: 1238 SQ FT • 115.01 SQ M



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		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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