



Bradstock Road, Stoneleigh

The **PERSONAL** Agent

Guide Price £1,100,000

Freehold

- Stunning extended four bedroom family home
- Beautifully presented throughout
- Magnificent 28ft open plan kitchen, living and dining room
- Two additional reception rooms
- Stylish contemporary kitchen with central island
- Utility room and ground floor shower room
- Four well proportioned bedrooms
- Modern family bathroom
- Integral garage and off street parking
- Over 2,160 sq. ft. of accommodation (including garage and summer house)

The Personal Agent are delighted to welcome to the market this stunning and rarely available extended detached family home, situated on one of Stoneleigh's most desirable residential roads. Ideally positioned within a short walk of both Stoneleigh railway station and The Broadway, this exceptional property offers spacious and versatile accommodation, perfectly suited to modern family living.

The Personal Agent are delighted to welcome to the market this exceptional four bedroom extended family home, offering over 2,100 sq. ft. of beautifully presented accommodation. Having been thoughtfully extended and extensively improved by the current owners, the property is presented in stunning condition throughout and perfectly balances contemporary open-plan living with more traditional reception space.

At the heart of the home is the truly impressive 28ft x 27ft open plan kitchen, living and dining room. This spectacular space has been designed with modern family life in mind, featuring a stylish fitted kitchen with a central island, generous dining space and a wonderful seating area. Flooded with natural light and



opening directly onto the rear garden, it creates the perfect setting for both everyday living and entertaining on a grand scale.

Complementing this superb space are two further reception rooms, including an elegant front reception room with a bay window and a generous formal dining room, providing excellent flexibility for families of all sizes.

The practical accommodation continues with a spacious utility room, a ground floor shower room, an integral garage and additional storage, ensuring the property is as functional as it is beautiful.

The first floor offers four well proportioned bedrooms. The principal bedroom is a particularly generous double, while the remaining bedrooms are all excellent sizes and are served by a contemporary family bathroom.

Outside, the rear garden has been designed to complement the lifestyle offered by the home and includes a detached summer

house, creating the ideal home office, gym, studio or hobby room. The property also benefits from off-street parking and an integral garage.

Having been finished to an exceptional standard throughout, this outstanding home is ready for its next owners to move straight into and enjoy. Combining stylish interiors, expansive open plan living and versatile family accommodation, this is a rare opportunity to acquire a truly special home.

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- F

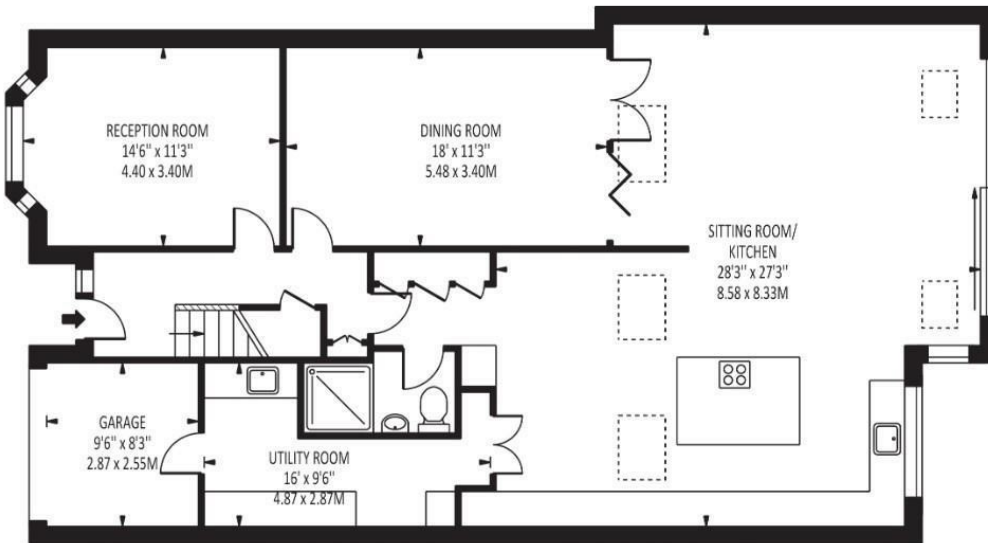
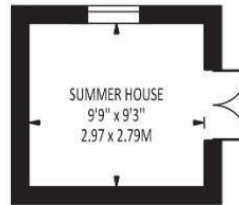




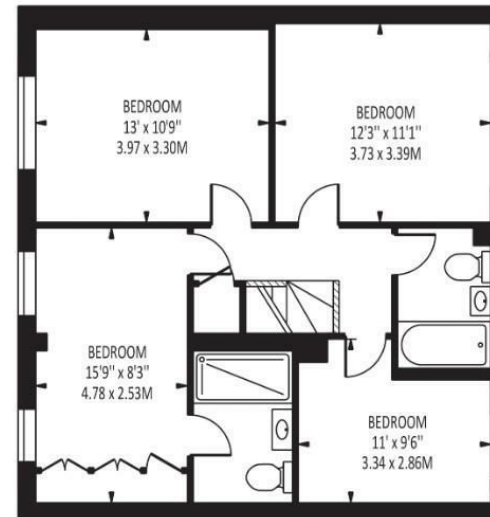


Bradstock Road

Total Area: 2160 SQ FT • 200.69 SQ M
(Including Summer House & Garage)
Summer House Area : 89 SQ FT • 8.29 SQ M
Garage Area : 79 SQ FT • 7.32 SQ M



GROUND FLOOR



FIRST FLOOR

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	71
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.

