



The **PERSONAL** Agent

Woodstone Avenue, Stoneleigh

Guide Price £675,000

Woodstone Avenue

Stoneleigh

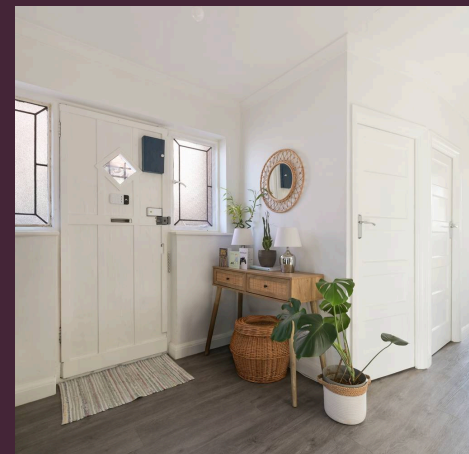
- Beautifully presented three-bedroom home
- Offered to the market chain free
- Excellent internal condition throughout
- Spacious living room with bay window
- Separate dining room ideal for entertaining
- Well appointed kitchen
- Versatile ground floor study, ideal for home working
- Two generous double bedrooms and a further bedroom
- Substantial rear garden measuring approximately 82' x 29'6", plus a garage

The Personal Agent are delighted to present to the market this beautifully presented three bedroom home on Woodstone Avenue, Stoneleigh, offered to the market **chain free**.

Having been renovated by the current owners, the property is presented in excellent internal condition, providing an ideal opportunity for buyers looking for a home they can move straight into and enjoy.

The ground floor offers a welcoming entrance leading through to a well appointed kitchen, a separate dining room and a spacious living room, creating a practical yet versatile layout for both everyday family life and entertaining.

There is also a useful study, ideal for those working from home, alongside additional ground floor facilities.





Description

Upstairs, the property benefits from three bedrooms, including two particularly generous double bedrooms, complemented by a family bathroom.

The accommodation offers excellent flexibility for growing families, couples or those looking to accommodate guests.

Externally, the property boasts a substantial rear garden measuring approximately 82'0" x 29'6", offering plenty of space for outdoor dining, entertaining and family activities.

A garage provides valuable additional storage or potential for use as a workshop, subject to requirements.

Combining its excellent internal condition, generous garden, versatile accommodation and the significant advantage of being offered chain free, this is a fantastic opportunity to secure a well maintained home in Stoneleigh.

Early viewing is highly recommended to fully appreciate everything this property has to offer.



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.

Council Tax band: E

Tenure: Freehold



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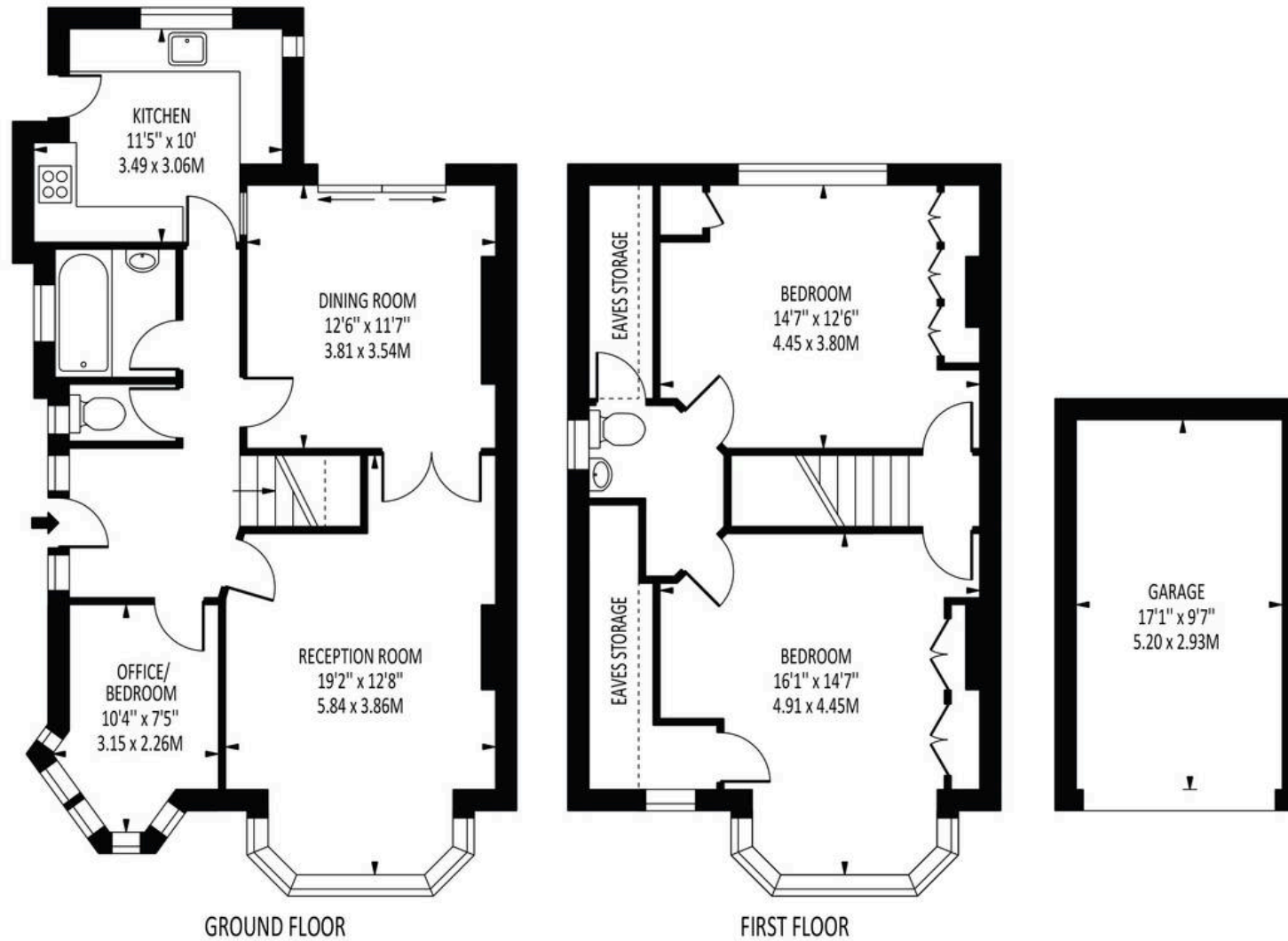


Woodstone Avenue

Total Area: 1369 SQ FT • 127.22 SQ M
(Including Garage, Eaves Storage & Restricted Height Area)

Garage Area : 164 SQ FT • 15.24 SQ M

Eaves Storage & Restricted Height Area : 74 SQ FT • 6.89 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.



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