



Waverley Road, Stoneleigh

The **PERSONAL** Agent



# Offers Over £750,000

## Freehold

- Attractive Chalet Style Semi Detached House
- Private Driveway and Detached Garage
- Spacious Entrance Hall
- Separate Living Room
- Study/Bedroom Four
- Modern Fully Fitted Kitchen
- Open Plan Dining/Family Room
- Three Further Double Bedrooms
- Modern Shower Room and En-Suite Master
- Well Established Level Rear Garden

This attractive chalet style semi detached family home is located in one of the finest roads in Stoneleigh and benefits from an ample driveway, detached garage and a well established level rear garden. Viewing Highly Recommended.

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 and 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.

Located in an enviable position a short walk of Stoneleigh Broadway and railway station, this attractive 1930's home is designed and built in the popular 'chalet style' synonymous with Stoneleigh.



As you enter the home you are greeted by a spacious entrance hall with a handy downstairs W.C and there are three independent reception rooms; a living room with feature fireplace, a study/home office which can also be used as a forth bedroom and a family/dining room opening to a modern fully fitted kitchen providing a choice of social spaces for the whole family to enjoy.

Three generously sized double bedrooms complemented by spacious modern bathrooms consisting of a large shower room perfect for the family and an en-suite providing sanctuary and rejuvenation are also a stand out feature of this fine home.

Outside the rear garden has been beautifully maintained and features a large paved terrace seating

area which leads to level lawn and a large wooden timber shed.

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







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## Waverley Road



Total Area: 1527 SQ FT • 141.82 SQ M  
(Including Garage)  
Garage Area : 123 SQ FT • 11.42 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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| 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.



