



Stoneleigh Avenue, Worcester Park

The **PERSONAL** Agent

Guide Price £650,000

Freehold

- 1930's Family Home in Sough After Road
- Traditional Entrance Hall
- Downstairs Cloakroom
- Living Room With Bay Window
- Family Room
- Kitchen/Dining Room
- Three First Floor Bedrooms
- Family Bathroom
- Loft Room/Bedroom Four
- Level Rear Garden and Private Driveway to Front

The Personal Agent are proud to present this extended four bedroom family home with off street parking and level well established rear garden located in highly sought after road close to Cuddington Park and Stoneleigh Broadway offered to the market with no onward chain.

This 1930's period home provide an enviable ground floor living space which is perfect for entertaining, social occasions and most importantly, day to day family life.

Blending traditional charm with a contemporary yet practical layout, the accommodation is bright and spacious being laid out over three floors perfect for buyers looking for longevity within a home.

The entrance hall sets the tone of what's to come and from here you have access to a nicely proportioned living room with a large bay window and oak wood effect flooring. The best is yet to come to what is definitely the heart of this home, the



kitchen/dining/family room.

This area of the home is perfect for family living with french doors opening onto the secluded rear garden, a large skylight windows that flood the room with natural light and defined dining, family and kitchen areas that all blend together to provide the ultimate space. From a practical viewpoint, this home also delivers with the thoughtful addition of a downstairs cloakroom.

On the first floor are three bedrooms, a modern family bathroom and the loft has been converted to provide a further bedroom with eaves storage space providing further scope for an en-suite shower room subject to planning permission.

Outside, the property also shines with a great sized level rear garden that enjoys brilliant privacy, with a paved terrace seating area leading to level lawn and a handy wooden timber shed.

Parking is a breeze with a private driveway to the front with parking for two vehicles

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.

The property is within walking distance of Stoneleigh and Worcester Park mainline rail stations with regular services to London and both the M25 and A3 are easily accessible, giving a straight forward route to London and both Heathrow and Gatwick international airports.

There are also local bus routes nearby giving convenient access to Morden underground making this property ideal for commuters.

Tenure - Freehold
Council tax band - D

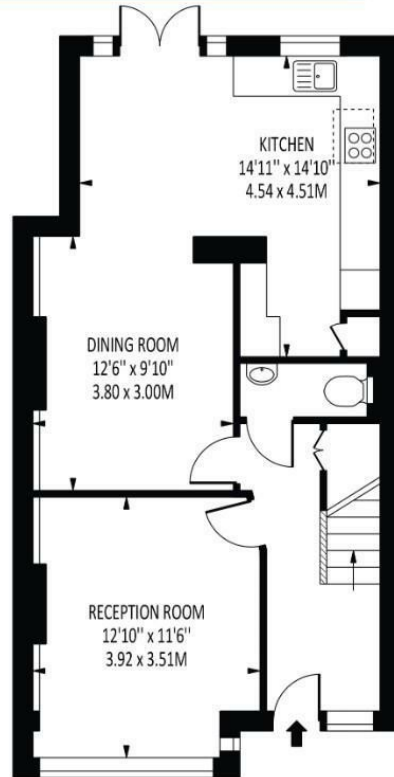




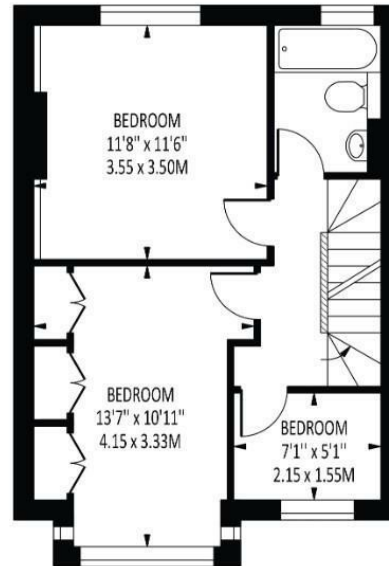
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Stoneleigh Avenue

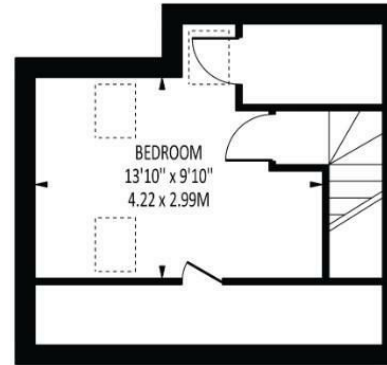
Total Area: 1213 SQ FT • 112.69 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND 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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
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.

