



Sparrow Farm Road, Stoneleigh

The **PERSONAL** Agent

Offers In Excess Of £750,000 Freehold

- Detached 1930's house in enviable position
- Backing onto Cuddington Park
- Wonderful open parkland views
- Excellent extension potential (STPP)
- Two bright reception rooms plus sun lounge to garden
- Kitchen with original larder cupboards
- Four well proportioned bedrooms
- Family bathroom and d/s shower room
- Ample driveway and attached double garage
- No onward chain

This delightful 1930s detached home is being offered to the market for the first time in over 69 years. Lovingly maintained throughout its long ownership, it now presents an exciting opportunity for modernisation and enjoys an enviable position backing directly onto Cuddington Park. Offered to the market with no onward chain

The property benefits from wonderful parkland views and an exceptional sense of openness. Combined with the generous plot and the home's original layout, it offers excellent extension potential for those wishing to create additional living space, subject to the usual planning consents.

Warm, inviting, and full of potential, this home is ready for its next chapter allowing a new family to shape the home of their dreams.

Stepping inside, you are welcomed by a generous entrance hall with stairs rising to the first floor and original Art Deco doors open to the various reception rooms. The front living room enjoys a large bay window that floods the space with natural



light with original wood striped flooring. For formal dining and entertaining, the second reception room flows into a bright sun lounge, offering lovely views and direct access to the pretty rear garden.

The kitchen, while traditional in style, has been thoughtfully arranged and still retains the original larder cupboards and provides ample worktop space and the potential to modernise to suit contemporary tastes. From here, a practical lobby provides access to a handy downstairs shower room and a personal door leading directly into the attached double garage, which benefits from power and lighting ideal for storage, hobbies, or future conversion potential (subject to planning).

Upstairs, four well proportioned bedrooms are served by a family bathroom and a separate W.C., offering excellent convenience for busy households.

Outside, the secluded rear garden provides a peaceful retreat. Mature borders, established trees, and well stocked shrubs provide a haven for gardeners. The garden backs directly onto

Cuddington Park, offering uninterrupted parkland views and a wonderful sense of openness rarely found in this location.

Homes of this original character and quality are becoming increasingly rare. If you are seeking a property to cherish, personalise, and enjoy for many years to come, this home is ready for its next chapter.

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





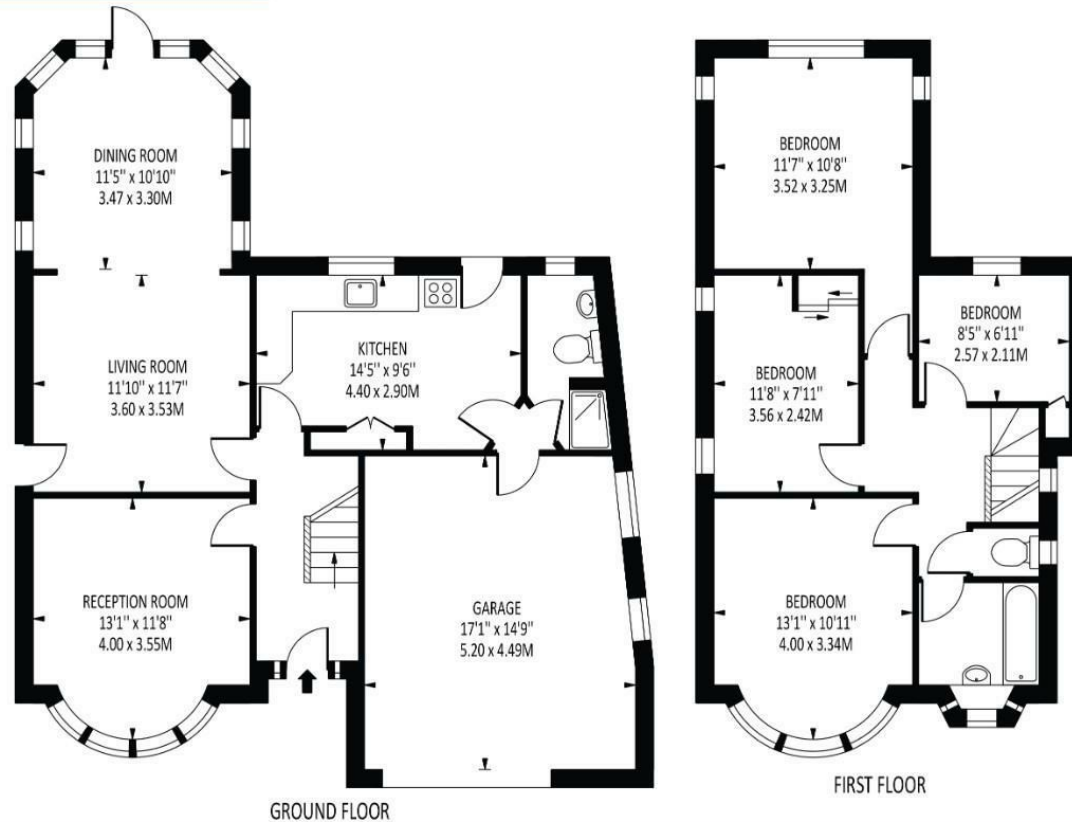
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Total Area: 1468 SQ FT • 136.38 SQ M

(Including Garage)

Garage Area : 245 SQ FT • 22.74 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		80
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(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.

