



Stoneleigh Park Road, Stoneleigh

The **PERSONAL** Agent

# Guide Price £650,000

## Freehold

- Three bedroom semi detached family home
- Bright front reception room with feature bay window
- Separate dining room providing flexible living space
- Fitted kitchen to the rear of the property
- Well proportioned bedrooms across the first floor
- Family bathroom serving all bedrooms
- Detached garage offering useful storage or potential workspace
- Generous plot with excellent scope for improvement
- Significant potential to extend to the rear, side, and loft (STPP)
- Ideal opportunity for buyers looking to modernise and add value

The Personal Agent are delighted to welcome to the market this well presented and spacious three bedroom semi detached home, ideally located on a popular residential road just a short walk from Stoneleigh train station and Stoneleigh Broadway, with its wide range of local amenities.

Situated in a popular residential location, this well proportioned three bedroom home offers excellent living space and exciting future potential for extension, subject to the necessary planning permissions.

The ground floor provides a generous front reception room with a feature bay window, creating a bright and welcoming living space. To the rear, there is a separate dining room leading through to a fitted kitchen, offering a practical layout with clear scope for reconfiguration or open plan living, should a buyer



wish.

Upstairs, the property comprises three well sized bedrooms, including a spacious principal bedroom, along with a family bathroom and additional bedroom accommodation ideal for children, guests, or home working.

Externally, the property benefits from a detached garage and a good sized plot, further enhancing the overall appeal and development potential. There is clear scope to extend to the rear, side, and into the loft (subject to planning permissions ), offering buyers the opportunity to significantly increase both living space and long term value.

This is a fantastic opportunity for those looking to create a bespoke family home in a sought after area, with strong potential to add both space and value.

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 Ttax Band- E



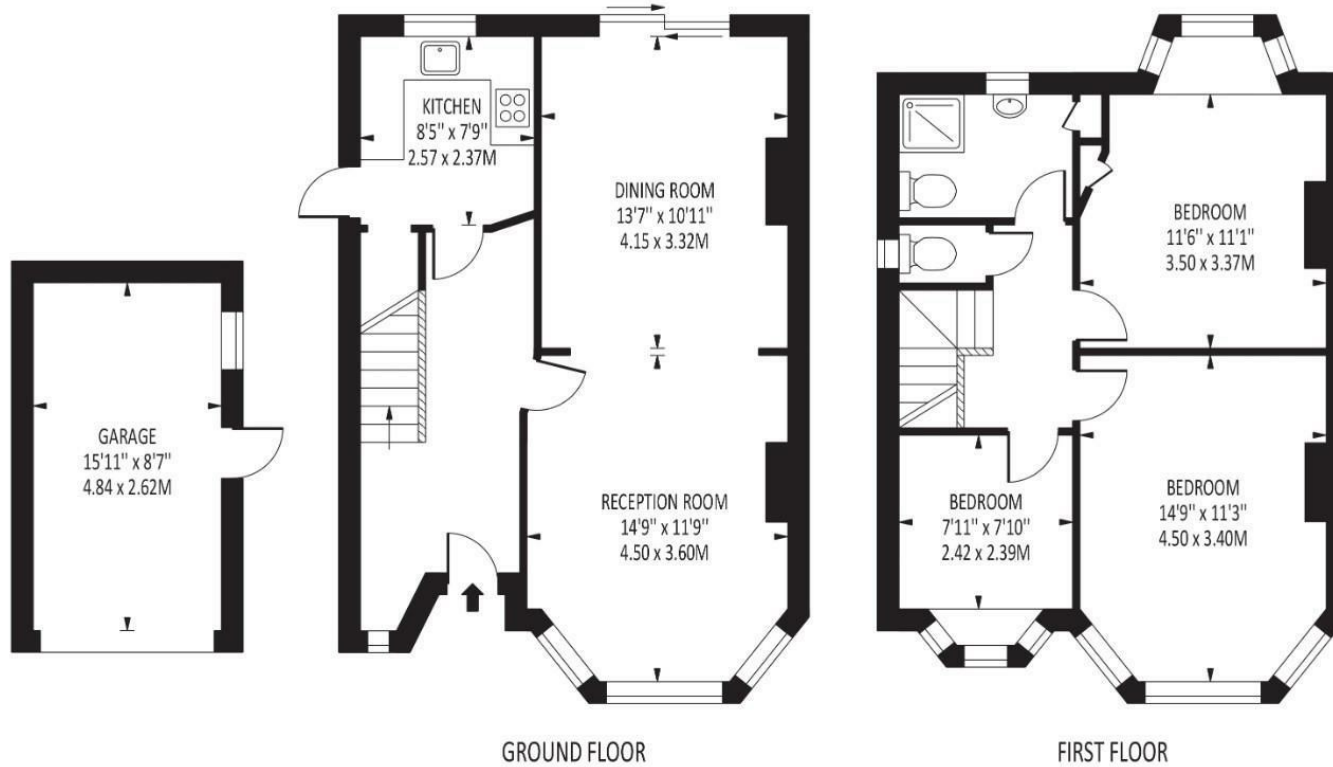


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### Stoneleigh Park Road

Total Area: 1139 SQ FT • 105.79 SQ M  
 (Including Garage)  
 Garage Area : 136 SQ FT • 12.68 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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**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.

