

The PERSONAL Agent

Briarwood Road, Stoneleigh

£675,000

Briarwood Road

Stoneleigh

- Offered to the market chain free
- Well presented three bedroom family home
- Spacious front reception room measuring approximately 14'6" x 12'11"
- Separate dining room measuring approximately 13'8" x 11'8"
- Fitted kitchen with scope for further improvement
- Two generous double bedrooms to the first floor
- Additional third bedroom on the ground floor
- Family bathroom and separate WC
- Useful eaves storage providing additional space
- Planning permission granted for a range of extensions, including side, rear and roof alterations incorporating a dormer, offering excellent potential to enlarge the property.

Situated on Briarwood Road, this attractive and well-presented home offers an excellent opportunity for buyers looking to acquire a property with both immediate appeal and significant potential for future enlargement. Offered to the market **chain free**, the property currently provides well-proportioned accommodation, alongside the added benefit of planning permission already granted for a number of extensions, including side, rear and roof alterations incorporating a dormer.

The ground floor comprises a welcoming reception room to the front, providing a comfortable space to relax, alongside a separate dining room offering an ideal setting for family meals and entertaining.











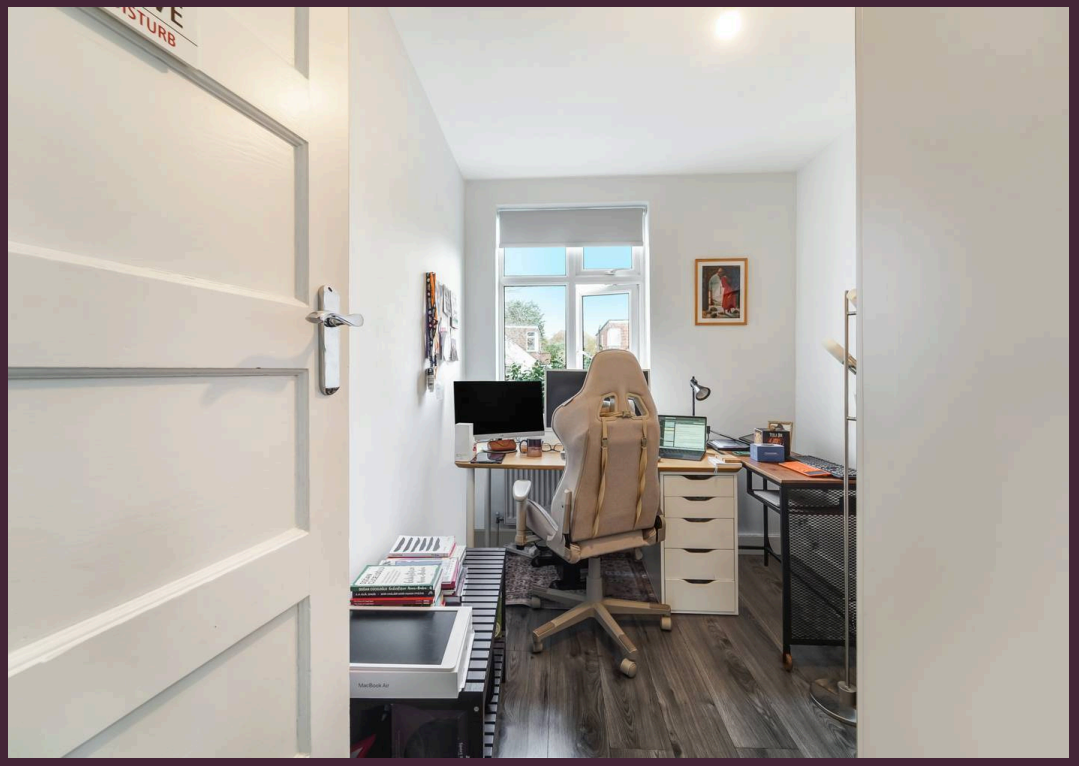
Description

Upstairs, the property offers two particularly generous double bedrooms, together with useful eaves storage providing additional space. One of the property's most appealing features is the planning permission already secured, offering buyers the opportunity to significantly increase the existing footprint and create a larger home tailored to their own requirements, subject to the approved plans and any relevant conditions. Combining its well-maintained presentation, chain-free status and exciting scope for enlargement, this is a fantastic opportunity for both families and buyers looking to create their long-term home. Early viewing is highly recommended to appreciate the accommodation currently on offer and the potential that lies ahead.



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.
Council Tax band: TBD

Tenure: Freehold





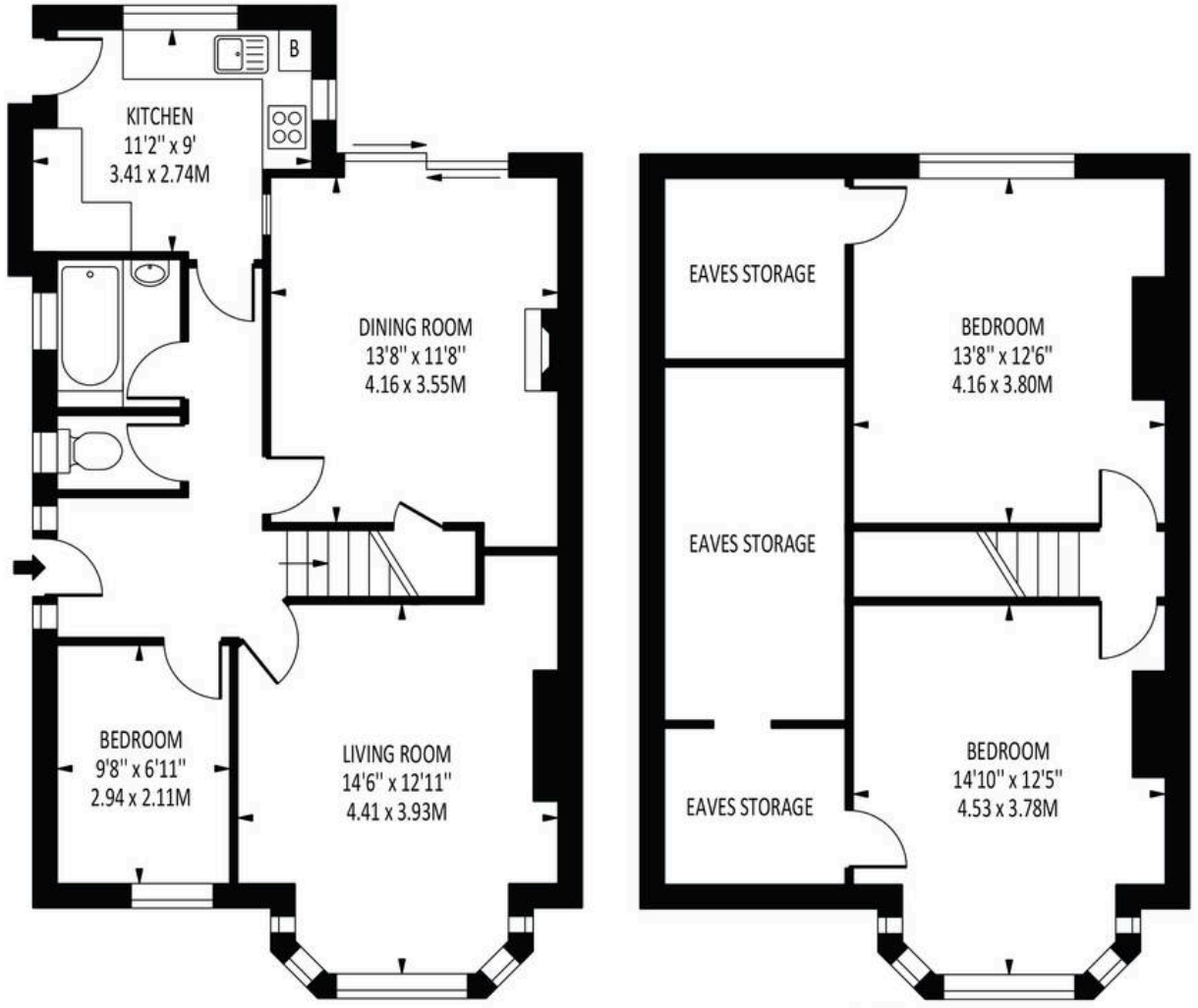

THE
MAN CAVE
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Total Area: 1252 SQ FT • 116.35 SQ M
(Including Eaves Storage)
Eaves Storage Area : 204 SQ FT • 18.92 SQ M



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 inpspection, 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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