



Thorndon Gardens, Stoneleigh

The **PERSONAL** Agent

Offers In Excess Of £650,000 Freehold

- Semi Detached House Backing Auriol Park
- Spacious Entrance Hall
- Downstairs Cloakroom
- Good Sized Lounge and Dining Room
- Fully Fitted Kitchen
- Three Well Proportioned Bedrooms
- Family Bathroom
- Level Well Established Rear Garden
- Detached Garage/Workshop
- No Onward Chain

A charming three bedroom semi detached family home with driveway, detached garage and well established level rear garden directly backing onto Auriol Park offering further potential for extension S.T.P.P situated in a highly sought after residential road in the popular village of Stoneleigh. Offered to the market with No Onward Chain.

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.

Less than 1 mile away are independent shops, supermarkets, busy restaurants and cosy cafes and two mainline train stations are within walking distance with fast services to Central London in under 30 minutes.

This hidden gem is now ready for the next family to enjoy and exudes love and warmth with a cosy inviting feel and with scope to extend across the rear and above the garage, subject to planning.

You approach the home via a well stocked lawned front garden with driveway



providing ample off road parking with a secure wooden double gate leading to a detached garage.

You enter the home via a spacious entrance hall with a turning staircase to the first floor landing, and there is handy access to a downstairs cloakroom.

The ground floor accommodation consists of two good sized reception areas; a dining room with double glazed window to the front aspect and a lounge with double glazed sliding patio doors overlooking and leading out to a secluded rear garden.

The retro style kitchen is fitted with a matching range of floor and wall mounted units incorporating worktops with inset sink and drainer and space for kitchen appliances, exposed feature brick wall and a double glazed window and door leading out to the rear garden.

Upstairs there are three double bedrooms all with double glazed windows and radiators and family bathroom with separate W.C and access to a large eaves storage cupboard.

The rear garden which is a particular feature of the home is level and secluded, laid mainly to lawn and is well stocked with plants, trees and shrubs, directly backing on to Auriol Park.

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 - E

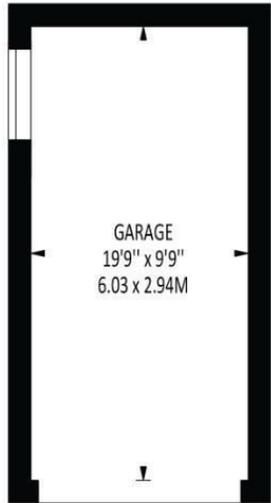




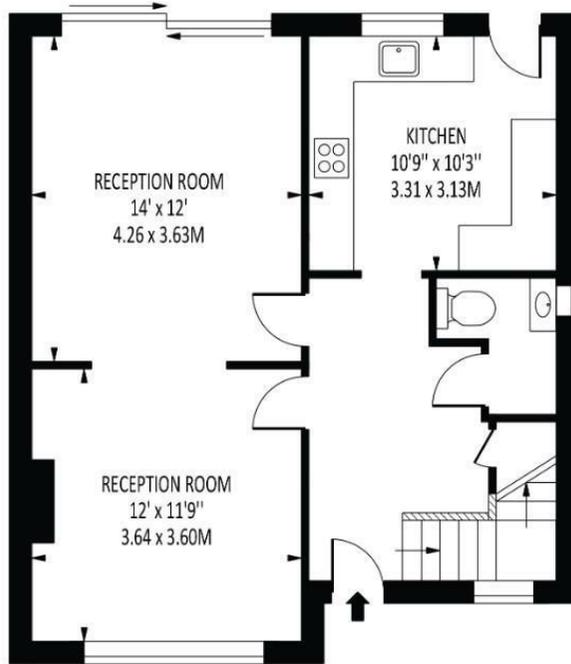


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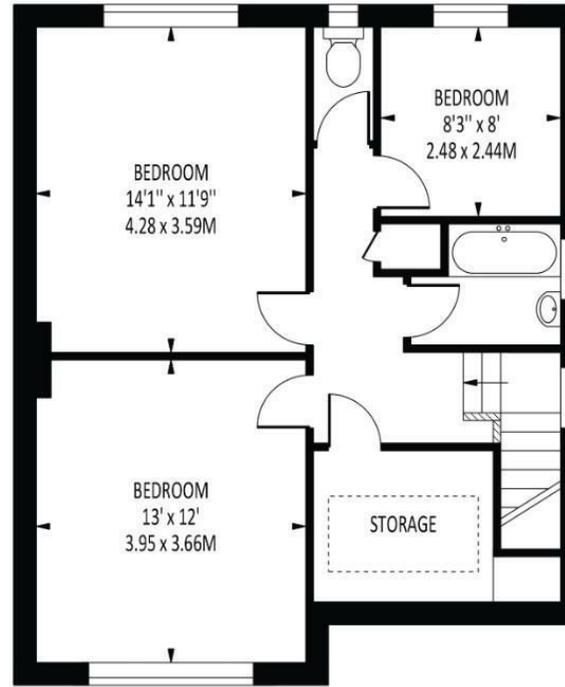
Total Area: 1368 SQ FT • 127.09 SQ M
(Including Garage)
Garage Area : 191 SQ FT • 17.73 SQ M



GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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

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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.

