



Stoneleigh Crescent, Stoneleigh

The **PERSONAL** Agent



# Guide Price £725,000

## Freehold

- Elegant 1930's Semi Detached Family Home
- Entrance Hall and Downstairs Cloakroom
- Lounge With Bay Window
- Dining/Family Room With Access To The Garden
- Kitchen/Breakfast Room
- Three Double Bedrooms
- Modern Shower Room
- Well Established Level Rear Garden
- Driveway and Attached Garage
- Excellent Extension Potential and No Onward Chain

A wonderful opportunity to acquire a three double bedroom semi detached family home with an attached garage and a well established level rear garden. The property offers superb extension potential STPP and is situated in a sought after residential road and with the added benefit of no onward chain.

The Personal Agent are delighted to bring to market this elegant family home which occupies an enviable position in a highly regarded road close to Auriol Park and less than one mile from Stoneleigh Broadway and Station.

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.

You approach the the property via a lawned front garden with a block paved driveway leading to an attached garage and a



covered entrance porch with door to a spacious entrance hall and handy downstairs w.c.

The ground floor accommodation comprises of a double aspect reception room with lounge to the front with a feature fireplace and large bay window overlooking the front garden and a dining room with french doors which overlook and lead out to the rear garden.

The kitchen is fitted with a matching range of floor and wall mounted oak effect units with contrasting worktops and space and plumbing for kitchen appliance and a useful larder cupboard. Double glazed window to the rear aspect with view over the garden and a door with access to the garden and attached garage.

On the first floor are three double bedroom all with double glazed windows and radiators and a modern shower room which is fitted with a matching three piece suite with an adjoining cloakroom with low flush w.c.

A particular feature of the property is the well established rear garden with a paved terrace which spans the width of the property offering plenty of space for table and chairs and flowerbeds stocked with a variety of plants, trees and shrubs . There is also a handy potting shed and secure side access to the front.

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











The **PERSONAL** Agent

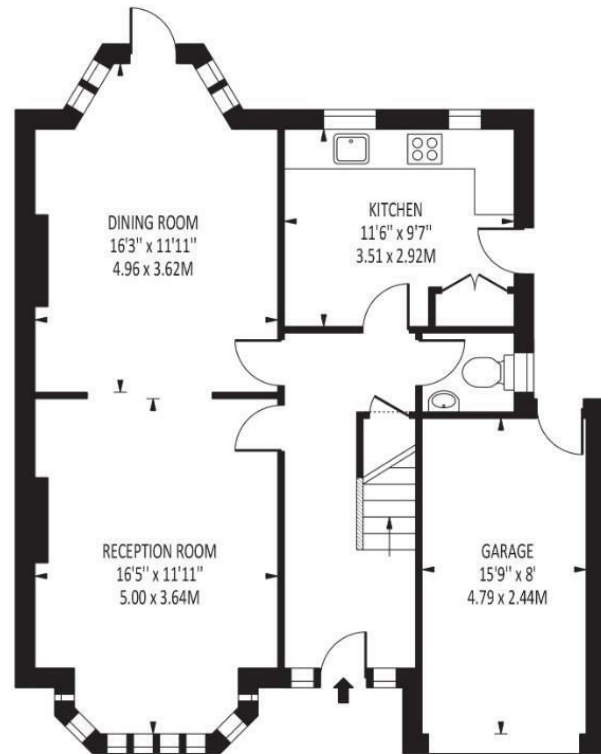


## Stoneleigh Crescent

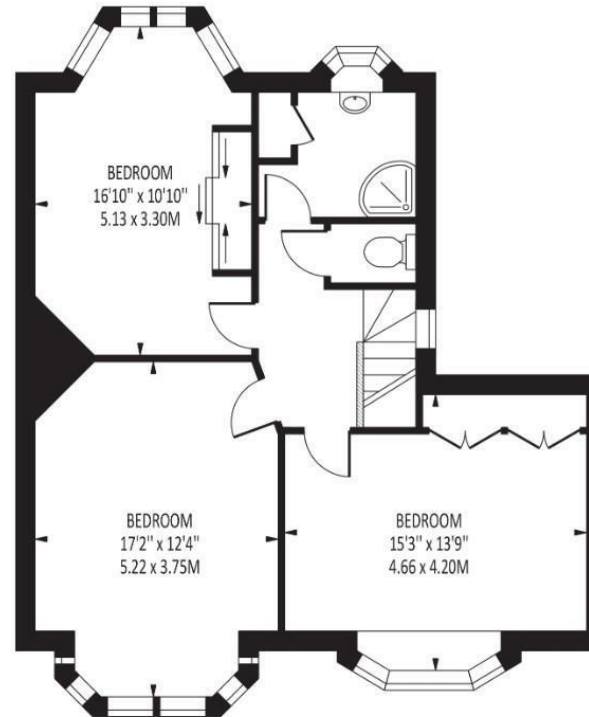
Total Area: 1434 SQ FT • 133.19 SQ M

(Including Garage)

Garage Area : 126 SQ FT • 11.69 SQ M



GROUND FLOOR



FIRST 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

82

70

### EPSOM OFFICE

2 West Street  
Epsom, Surrey, KT18 7RG

01372 745 850

### STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS

020 8393 9411

### BANSTEAD OFFICE

141 High Street  
Banstead, Surrey, SM7 2NS

01737 333 699

### TADWORTH & KINGSWOOD OFFICE

Station Approach Road  
Tadworth, Surrey, KT20 5AG

01737 814 900

### LETTINGS & MANAGEMENT

157 High Street  
Epsom, Surrey, KT19 8EW

01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



The  
**PERSONAL**  
Agent

**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.



