



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





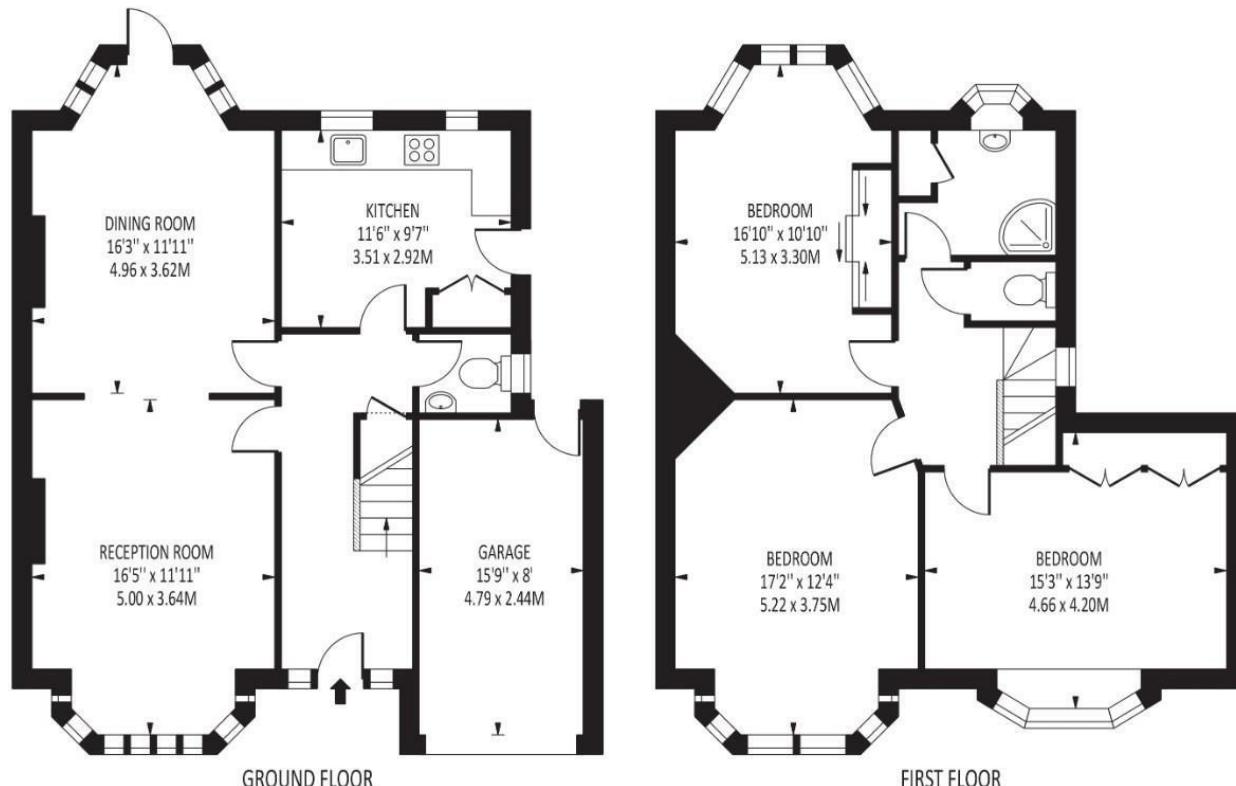


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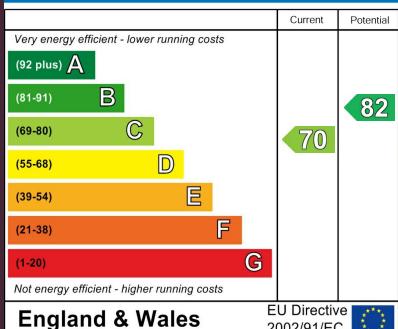
Total Area: 1434 SQ FT • 133.19 SQ M

(Including Garage)

Garage Area : 126 SQ FT • 11.69 SQ M



Energy Efficiency Rating



Disclaimer: For Illustration Purposes only

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