



Thorndon Gardens, Stoneleigh

The PERSONAL Agent

Guide Price £725,000

Freehold

- Three bedroom semi detached home
- Entrance Hallway
- Generous 28ft reception/dining room
- Modern Fully Fitted Kitchen
- Stylish Family Bathroom
- Planning permission for significant loft and side extension
- Attached garage and ample parking
- Established landscaped rear garden
- Prime residential location close to Auriol school
- Close To Good Schools and Transport Links

A superb three bedroom semi detached home has been renovated throughout including a new roof and is located in a prime position within a highly sought after residential area of Stoneleigh. This attractive property offers ample off street parking, an attached garage, and a beautifully maintained, mature landscaped rear garden, ideal for family living and entertaining.

The home further benefits from planning permission Ref: 17/01631/FLH for a two storey side extension and loft conversion, presenting an excellent opportunity to significantly enhance the living space and tailor the property to your future needs.

With its generous plot, desirable location, and exciting development potential, this property represents a fantastic family home that can grow and evolve with you over time.

The property immediately appeals with its generous frontage, providing ample off street parking alongside an attached garage, while inside the layout has been designed with family



life in mind. A particularly notable feature is the extended reception and dining space, stretching over 28ft, creating a bright and versatile environment that adapts effortlessly from relaxed evenings to entertaining on a larger scale.

The kitchen sits to the rear, overlooking the garden, and presents clear potential to be opened up or reconfigured as part of any future improvement works.

Upstairs, there are three well proportioned bedrooms, including two comfortable doubles and a third room that works equally well as a nursery, study or dressing room, making the house immediately practical for a range of buyers.

To the rear, the garden has been thoughtfully established and landscaped, providing a private and mature setting that can be enjoyed throughout the seasons and includes a terrace seating area, feature fish pond with filter and pump, ambient outdoor lighting, a beach hut style bar, a metal pergola with adjustable roof slats, potting shed and various other appealing features.

What sets this home apart is the planning permission already granted for a two storey side extension and loft conversion, offering buyers the rare opportunity to secure a house that not only meets their needs today, but can be significantly enhanced to create a much larger, long-term family home.

Well located for local amenities, transport and schools, this is a property that combines position, potential and lifestyle in equal measure.

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

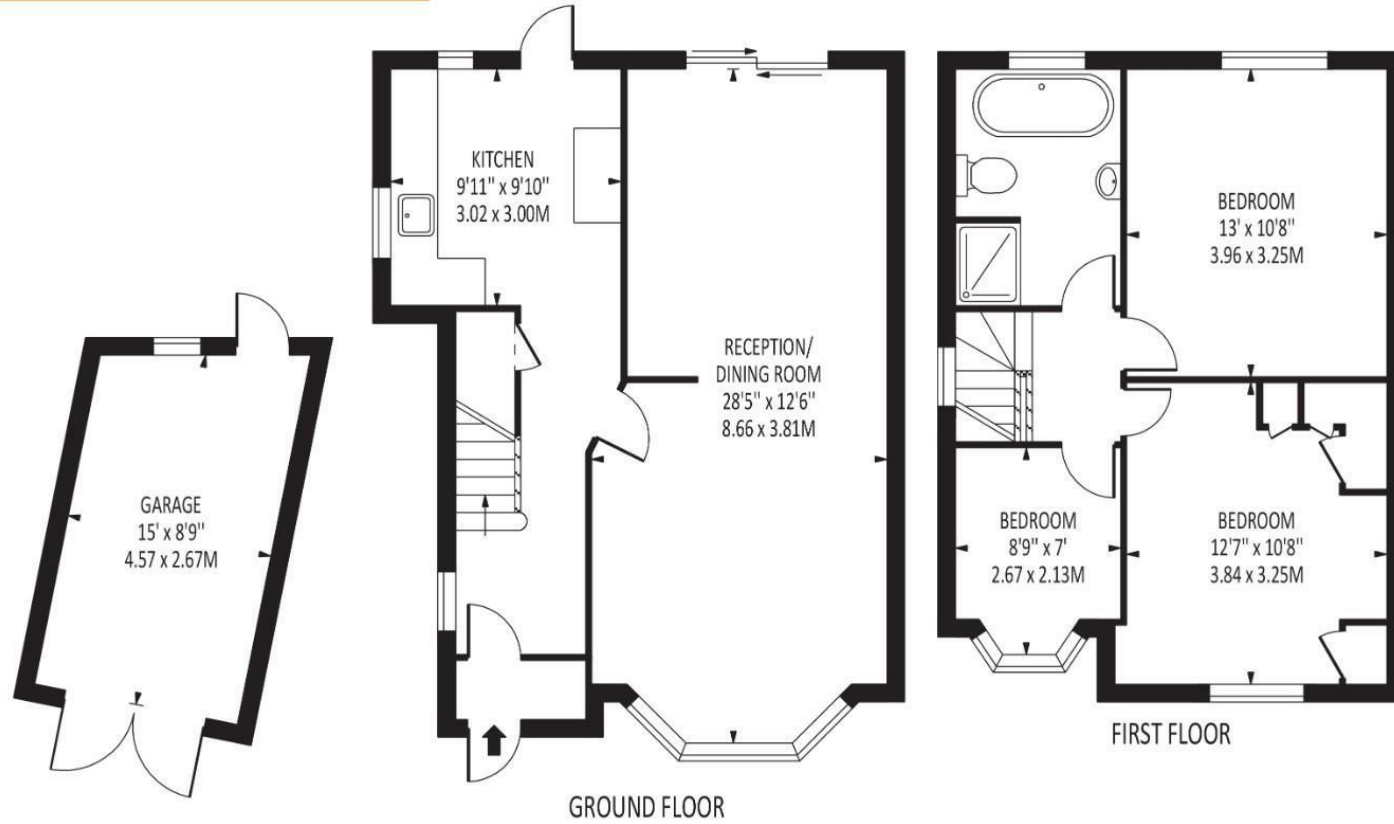




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Total Area: 1121 SQ FT • 104.14 SQ M
(Including Garage)
Garage Area : 132 SQ FT • 12.26 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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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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