




SHORTLAND
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Stoneleigh Road
CV4 7AB

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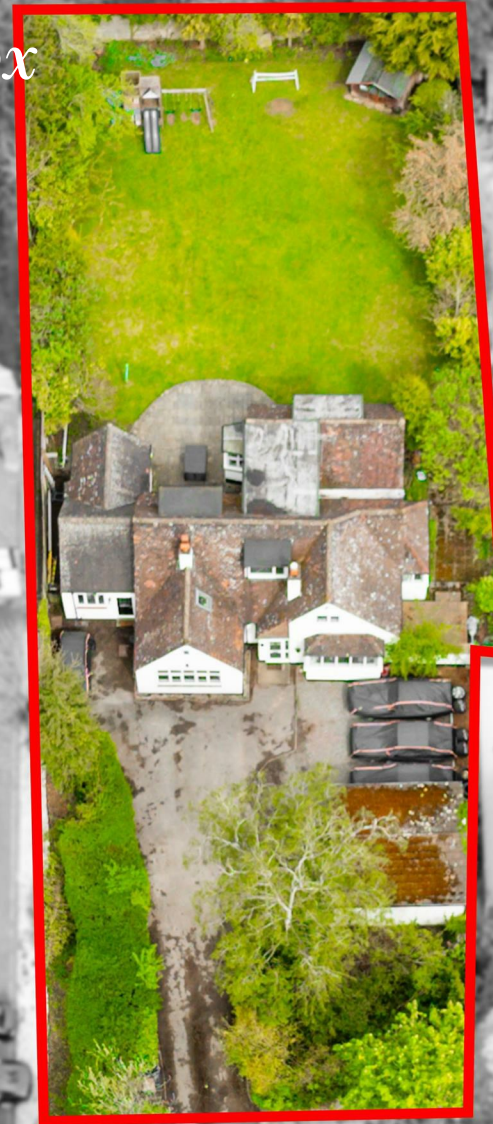
Shortland Horne are proud to present this substantial and beautifully appointed four-bedroom detached residence, occupying a generous plot on the highly sought-after and prestigious Stoneleigh Road.

Extending to approximately 2,364 sq ft, this impressive home offers an exceptional balance of space, character and versatility, ideally suited to modern family living.

The ground floor is thoughtfully arranged, with a welcoming entrance hallway leading to a spacious front living room featuring exposed beams and a striking fireplace, creating a warm and inviting focal point. To the front, a second reception room currently utilised as a games room provides excellent flexibility, ideal as a formal dining room, home office or additional sitting room.

To the side of the property, there is a well-appointed kitchen/dining area, fitted with quality units and a central island, offering an excellent space for both everyday living and entertaining. To the rear, the property benefits from a ground floor bedroom, ideal for multi-generational living or guest accommodation, along with a separate utility/laundry room and a bathroom.

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selling quality
property since 1995





Custom text box





Dimensions

GROUND FLOOR

Bedroom
4.88m x 3.15m

Entrance
1.27m x 0.71m

Bedroom
2.92m x 4.45m

Hallway
2.87m x 4.22m

Bathroom
1.98m x 2.67m

Living Room
3.63m x 8.00m

Kitchen
8.66m x 4.67m

Family Room
4.47m x 4.22m

Laundry Room
3.05m x 3.23m

Bedroom
3.66m x 4.90m

Bathroom
3.00m x 2.90m

W/C
1.91m x 0.84m

FIRST FLOOR

Bedroom
6.07m x 2.64m

Floor Plan



Total area: 2364.30 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Home.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Home property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

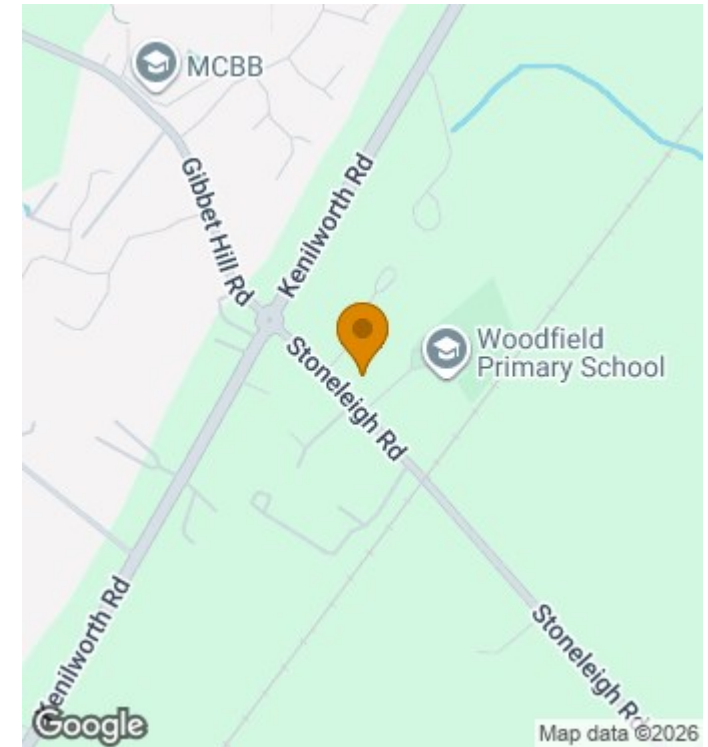
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

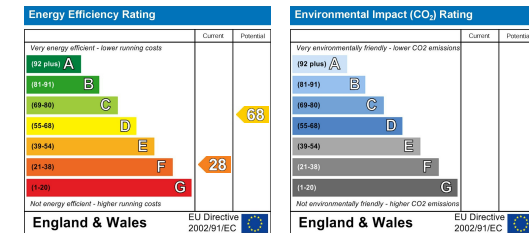
Referrals If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Home's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Home will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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