



London Road, Stoneleigh

The **PERSONAL** Agent

Guide Price £675,000

Freehold

- Attractive 1930's Semi Detached House
- Opposite The Historic Nonsuch Park
- Ample Driveway and Integral Garage
- Traditional Entrance Hall
- Through Lounge/Dining Room
- Conservatory/ Sun Lounge
- Kitchen With Access To Garden
- Three Double Bedroom
- Family Bathroom and Separate W.C
- Large Well Established Level Rear Garden.

The Personal Agent are delighted to welcome to the market this imposing 1930s semi detached home, enviably positioned directly opposite the open green spaces of Nonsuch Park.

Set back from the road behind a generous frontage, this attractive property offers substantial accommodation arranged over two floors, providing an excellent opportunity for growing families or discerning buyers looking to create a long-term home in a highly sought after location.

The property now requires modernisation throughout, presenting a rare opportunity to refurbish, extend and reconfigure (subject to the usual planning permissions), allowing the incoming purchaser to design and create a bespoke home tailored entirely to their own taste and lifestyle.

The ground floor currently offers a traditional layout, typical of its era, with well proportioned reception rooms and a kitchen space with scope for opening up to create a contemporary



kitchen/dining/family area. Upstairs, the property provides spacious bedrooms and a family bathroom, all of which offer significant potential for enhancement.

Externally, the property benefits from a generous rear garden, ideal for families and entertaining, as well as ample off street parking to the front. Of particular note, there is considerable scope for further extension (subject to planning permissions), offering the opportunity to significantly increase the overall footprint and value of the home.

The positioning directly opposite Nonsuch Park offers immediate access to acres of green space, perfect for leisure, walking, and outdoor activities.

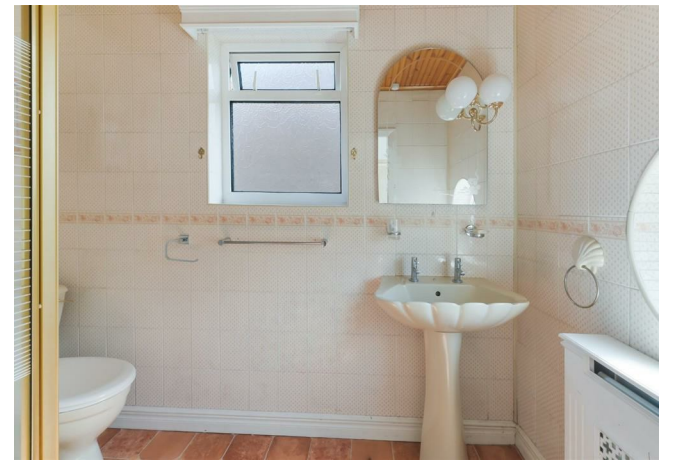
Situated within a popular and established residential area, the property is well placed for access to local amenities, well regarded schools, and transport links, making it an ideal choice for commuters and families alike.

Further noteworthy benefits include the advantage of no onward chain, ensuring a straightforward and hassle free purchasing process.

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

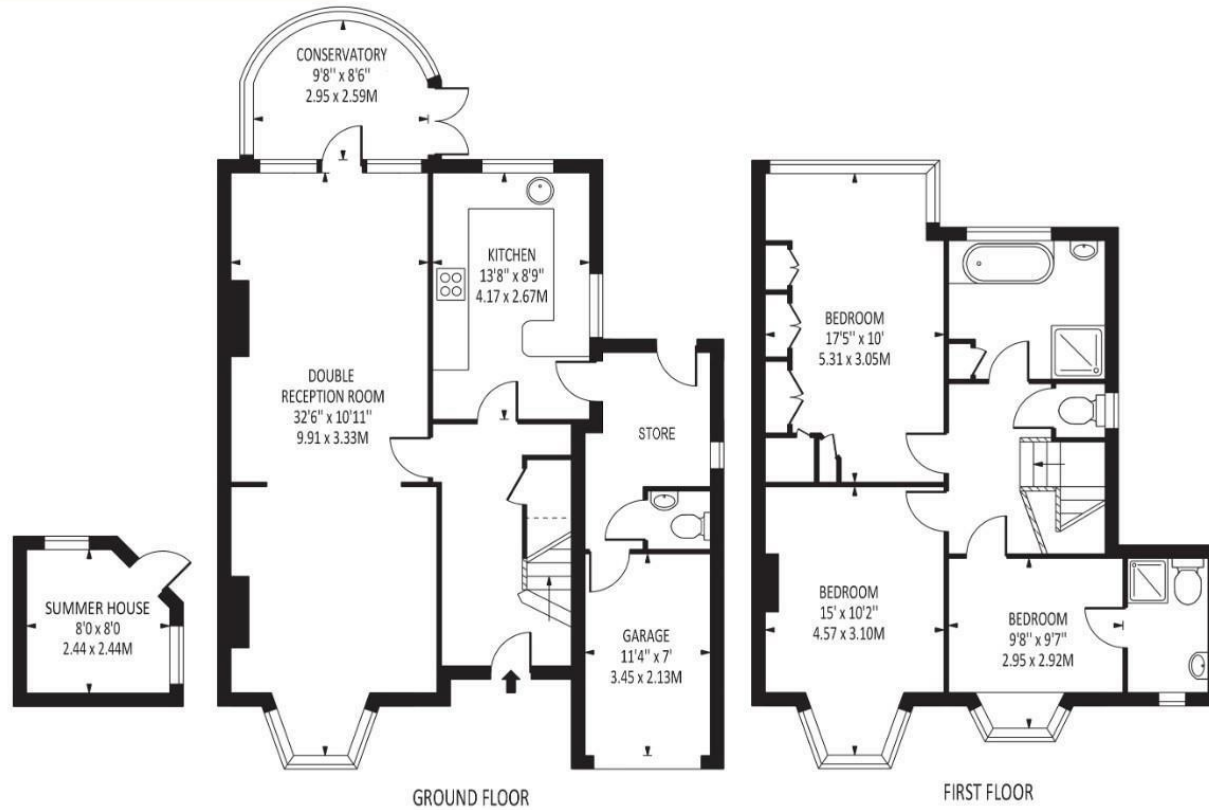




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London Road Ewell

Total Area: 1448 SQ FT • 134.51 SQ M
 (Including Garage, Store & Summer House)
 Garage, Store Area : 167 SQ FT • 15.51 SQ M
 Summer House Area : 59 SQ FT • 5.48 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(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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 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.

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