



Stoneleigh Avenue, Worcester Park

The **PERSONAL** Agent

# Guide Price £600,000

## Freehold

- Stunning family home in tree lined road
- Private Driveway To Front
- Traditional Entrance Hall
- Living Room With Bay Window To Front
- Stylish Open Plan Kitchen/Dining Room
- Three Bedrooms
- Coordinated and Elegant Bathroom
- Level and Secluded Rear Garden
- Detached Outhouse With Power and Lighting
- Close To Good Schools, Cuddington Park and Transport Links.

A beautifully presented three bedroom end of terrace home, this attractive property offers well balanced accommodation, modern finishes, and excellent outdoor space in a highly sought after tree lined residential road within walking distance of Worcester Park High Street and Station.

From the moment you step inside, this stylish home immediately sets a warm and welcoming tone, perfect for modern family living. A traditional entrance hall provides a practical space for coats, shoes and buggies, while stairs rise to the first floor and doors lead through to beautifully flowing ground floor accommodation.

The living room at the front is a calm and inviting retreat, centred around a large bay window that floods the space with natural light, ideal for cosy evenings or relaxed weekends with the family.

To the rear, the home truly comes into its own with a superb open plan kitchen/dining space, with herringbone flooring thoughtfully designed as the social heart of the home.

Here, the kitchen combines elegance and functionality, with a design that complements the property's Art Deco heritage, creating a space that feels both characterful and contemporary. Whether it's busy weekday mornings,



homework at the table, or entertaining friends, this area adapts effortlessly to family life. French doors open directly onto the garden, allowing for seamless indoor-outdoor living during the warmer months.

Upstairs, the same stylish and sophisticated theme continues, with three well proportioned bedrooms offering flexibility for growing families, home working or nursery space. These are complemented by a beautifully appointed family bathroom finished with a coordinated and elegant suite.

Outside, the rear garden provides a sunny and secluded setting, ideal for both play and relaxation. A patio terrace is perfect for summer barbecues, while the level lawn offers plenty of space for children to enjoy. At the rear, a detached outhouse, currently utilised as a home gym presents fantastic versatility as a home office, studio or creative space, along with additional storage.

Importantly, the property also offers excellent scope to grow with your family, with clear potential to extend to the rear and convert the loft (subject to the usual planning permissions), allowing you to further enhance both the living space and value over time.

To the front, a private driveway provides off-street parking for two to three vehicles, catering perfectly to busy family life. Set within a quiet, tree lined

residential road close to Cuddington Park and within easy reach of Worcester Park and Stoneleigh Broadway, this is a beautifully balanced home combining style, practicality and exciting future potential.

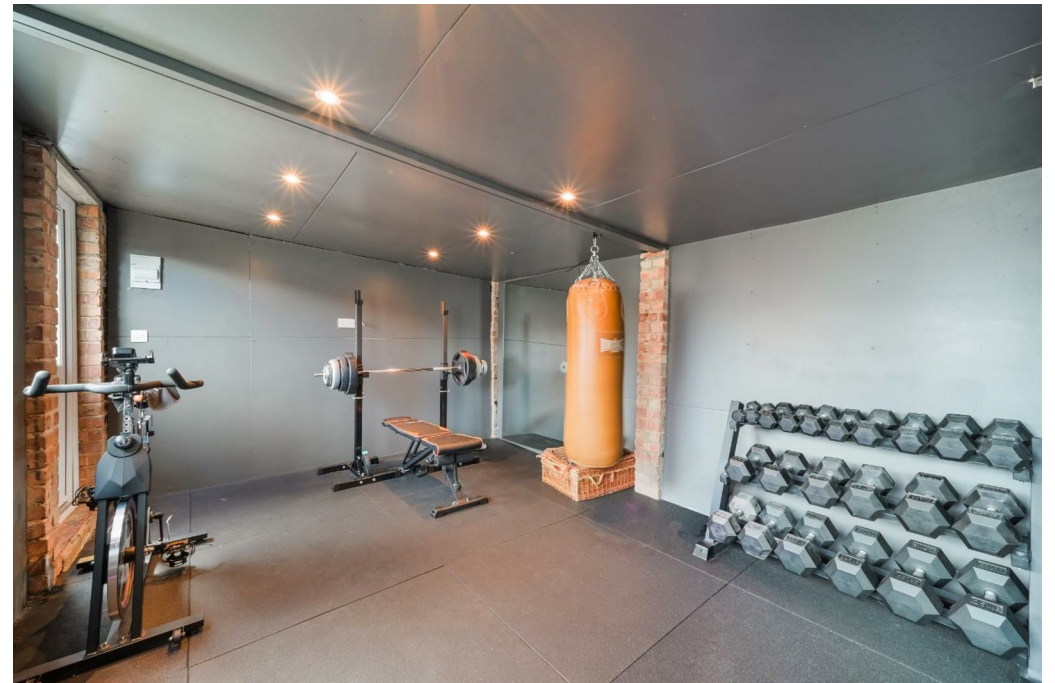
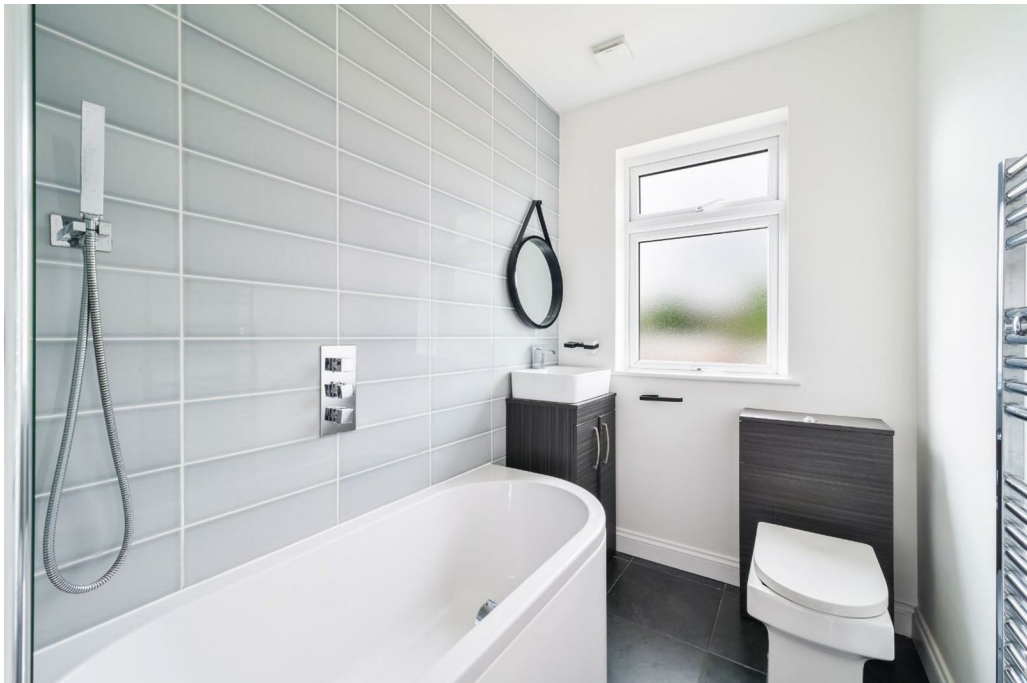
This desirable area is extremely popular due to its excellent location close to good local schools, parks and high street with a wide choice of cafes, restaurants and pubs and station with regular fast trains to London Waterloo (25min).

The property is within walking distance of both Worcester Park station which is roughly a 12 minutes walk (0.6 of a mile) and Stoneleigh mainline rail station which is 20 minutes walk with regular services to London. Both the M25 and A3 are easily accessible, giving a straight forward route to London and both Heathrow and Gatwick international airports.

There are also local bus routes nearby giving convenient access to Kingston and Sutton Shopping centres and Morden underground, making this property ideal for commuters.

Tenure: Freehold  
Council Tax Band: D



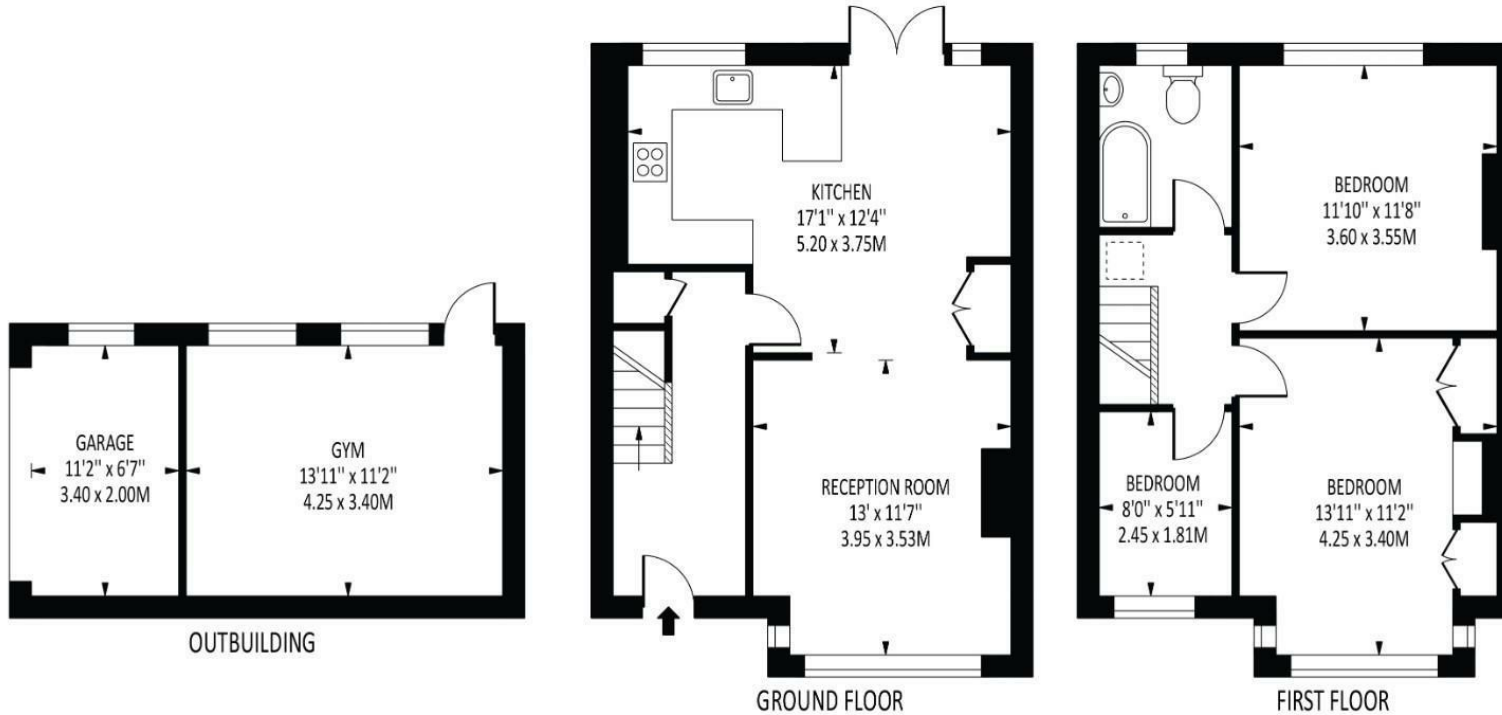


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## Stoneleigh Avenue

Total Area: 1112 SQ FT • 103.28 SQ M  
(Including Outbuilding)  
Outbuilding Area : 234 SQ FT • 21.76 SQ M



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>                          |         | <b>88</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 |         |                         |
|                                             |         | <b>64</b>               |
| England & Wales                             |         | EU Directive 2002/91/EC |

### 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.



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**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.

