



Mavis Avenue, Stoneleigh

The **PERSONAL** Agent

Guide Price £695,000

Freehold

- Detached Family House
- Three / Four Bedrooms
- Two / Three Reception Rooms
- Downstairs W/C
- Southerly Aspect Garden
- Single Garage
- Driveway

The Personal Agent are delighted to welcome to the market this attractive three/four bedroom detached family home, situated in a sought after residential location. As one of the relatively few detached houses in the area, this property offers a rare opportunity for buyers seeking generous accommodation and excellent potential in a family friendly neighbourhood.

The home has been thoughtfully extended to both the front and rear, significantly increasing the amount of living space on offer. These additions have created a versatile and well balanced layout that is perfectly suited to modern family life, providing flexible accommodation that can easily adapt to changing needs. Whether you require an additional reception room, a home office or a fourth bedroom, the property offers a range of possibilities.



With bright and spacious interiors throughout, this impressive home combines practical family living with the potential for further personalisation, making it an ideal choice for growing families or those looking to enjoy the benefits of detached living in the heart of Stoneleigh.

There is a bright and spacious lounge measuring almost 20ft with large windows to the front and rear, and a 15ft dining room with a door to the garden. The extension to the front of the property is currently used as a double bedroom and has a downstairs w/c next to it. Upstairs there are three generously proportioned bedrooms, all with large windows allowing in plenty of natural light, and a family bathroom with separate w/c.

A driveway leading to a single garage and a pleasant

garden which enjoys a fantastic degree of privacy complete this fine home.

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

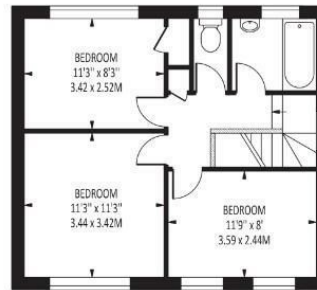




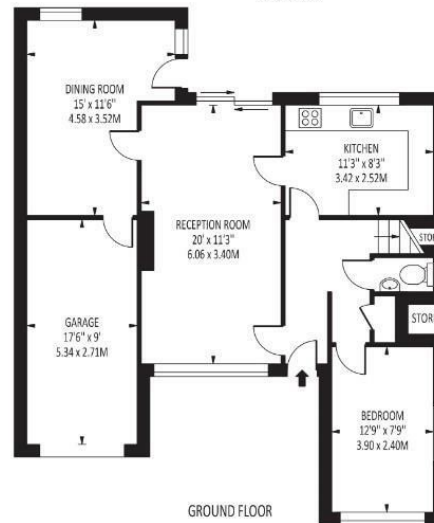
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Mavis Avenue
Total Area: 1305 SQ FT • 121.21 SQ M
(Including Garage & Stores)
Garage Area: 156 SQ FT • 14.47 SQ M
Stores Area: 9 SQ FT • 0.82 SQ M

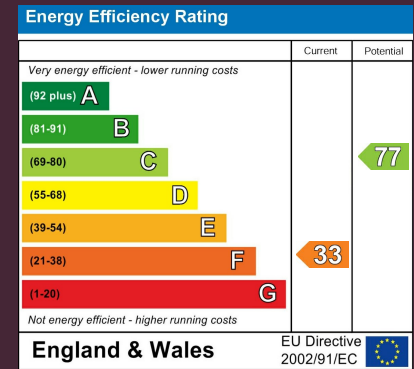


FIRST FLOOR



GROUND FLOOR

Disclaimer: For illustration purposes only.
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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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