



The **PERSONAL** Agent

Stoneleigh Park Road, Epsom

Guide Price £650,000

Stoneleigh Park Road

Epsom

- Offered to the market chain free
- Three bedroom family home
- Spacious reception room with attractive bay window
- Generously sized kitchen with ample space for everyday dining
- Convenient ground floor cloakroom
- Two well proportioned double bedrooms
- Versatile detached garden cabin measuring approximately 201 sq ft
- Ideal for first time buyers, families and those seeking additional home working space
- Landscaped front and rear gardens
- Viewing by appointment

The Personal Agent are delighted to welcome to the market this attractive three-bedroom family home, ideally positioned on Stoneleigh Park Road. Offering well-proportioned accommodation arranged over two floors, the property combines a practical layout with a fantastic garden cabin, providing additional space ideal for home working, hobbies or a variety of other uses.





Description

The ground floor comprises a welcoming reception room featuring a charming bay window, creating a bright and inviting space to relax and unwind.

To the rear, the kitchen offers a generous amount of space for cooking and everyday dining, with an adjoining area providing further flexibility for modern family living. A ground floor cloakroom adds further convenience.

Upstairs, the property offers three bedrooms, including two well proportioned double bedrooms and a further bedroom, making the layout ideal for families, first-time buyers or those requiring additional space to work from home.

The first floor is completed by a family bathroom. Externally, one of the property's key highlights is the garden cabin, measuring approximately 201 sq ft and offering excellent versatility.

Whether utilised as a home office, gym, creative studio or additional recreational space, it provides a valuable extension to the main accommodation.



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.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

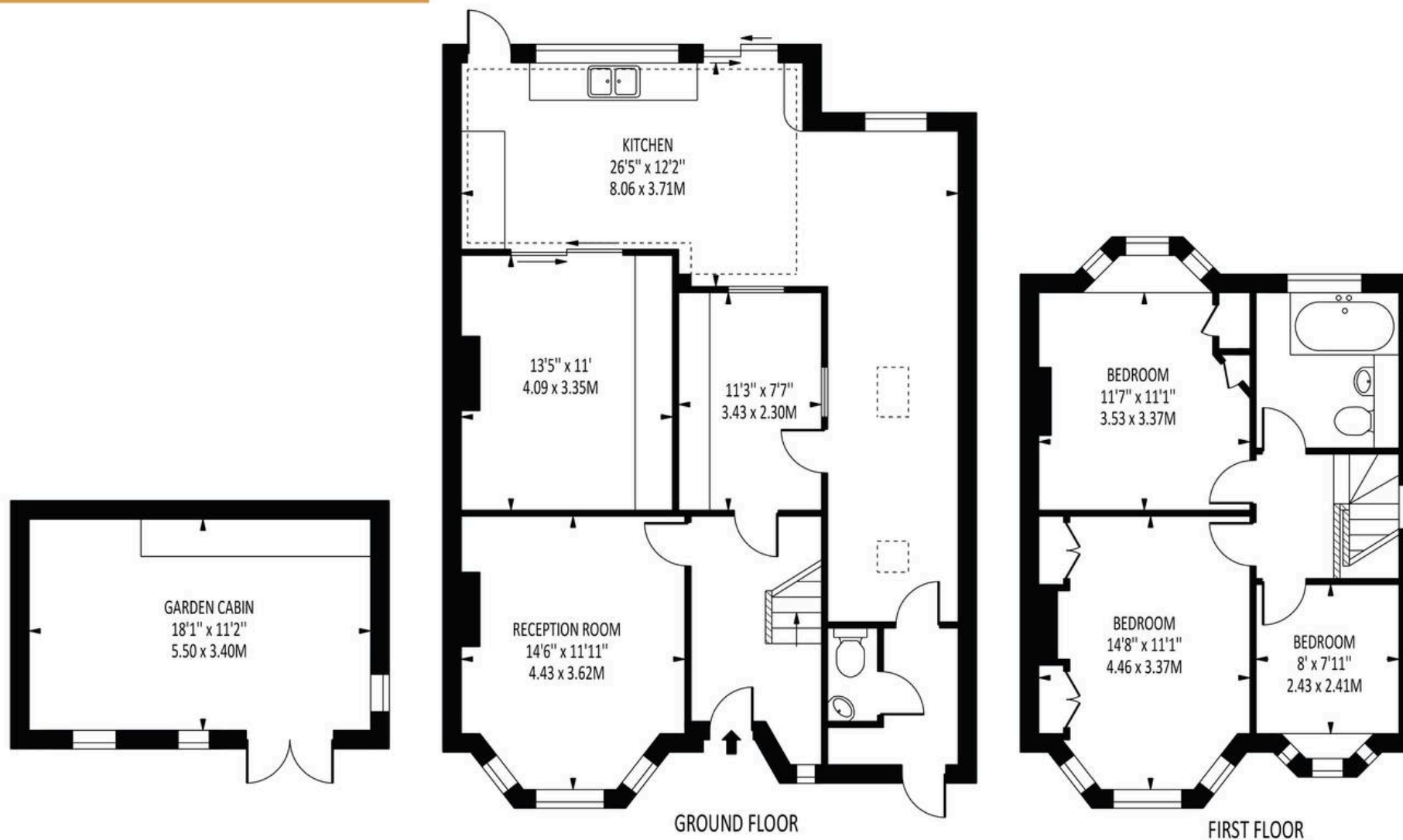


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Total Area: 1600 SQ FT • 148.64 SQ M
(Including Garden Cabin)
Garden Cabin Area : 201 SQ FT • 18.70 SQ M



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.



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