



London Road, Stoneleigh



£625,000

Freehold

- Four Bedrooms
- Period Property
- Kitchen / Breakfast Room
- Two Reception Rooms
- Two Ensuite Bathrooms
- Downstairs W/C
- West Facing Garden
- Walk to Shops, Schools & Stn.



A extremely rare opportunity to purchase a four bedroom Period property opposite Nonsuch Park at below its market value due to a small development of mews style houses being constructed nearby. The garage to the side of the property is not included in the sale and will sectioned off. Two parking spaces to the front will remain. A plot map is available on request.

The property offers a wealth of Historic charm with high ceilings throughout, large fireplaces and some Edwardian coving.

Downstairs are two large reception rooms and a kitchen / dining room with direct access to the garden, while to the first floor are three generously sized bedrooms and two bathrooms, including an ensuite shower room to the largest bedroom on this floor.

The top floor is occupied by an ensuite, 17ft bedroom with a suburban view across Stoneleigh to the rear.

The property offers parking for two cars to the front, and to the rear a West facing, 36ft garden.

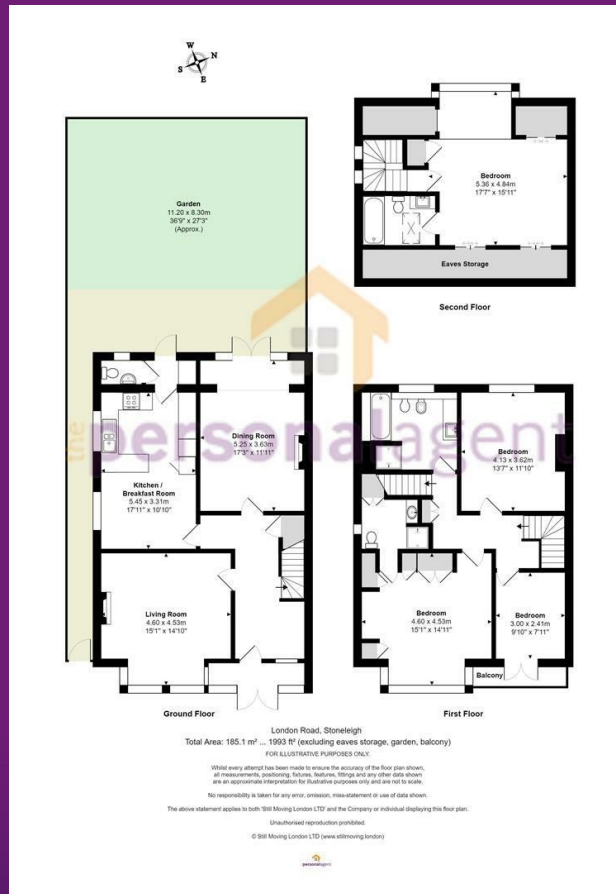
Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch 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.







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





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