



Rutherwyke Close, Stoneleigh



# £700,000

- Five Bedrooms
- Semi Detached
- Three Reception Rooms
- 16ft Kitchen
- Two Bathrooms
- 78ft Garden
- Brick Block Driveway
- Walk to Shops, Schools & Stn



This handsome five bedroom family home is situated in a highly sought after road within easy walking distance of Stoneleigh Broadway and railway station, as well as excellent local schools and the Historic Nonsuch Park.

The property offers three spacious reception rooms; the lounge with fireplace which is open plan to the dining room, and a 17ft 'sun room' with double doors to the garden.

Also downstairs is a 16ft kitchen, a spacious downstairs bathroom and a 12ft utility room.

Upstairs are five bedrooms including three double bedrooms, two single bedrooms and a family bathroom with a corner bath and separate shower cubicle.

To the front of the property is a smart brick block driveway, while to the rear is a mature 78ft lawned garden with a separate patio area.

Early viewing highly recommended by sole agents.

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>78</b>
(55-68) <b>D</b>		<b>53</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Epsom Office**  
 2 West Street  
 Epsom, Surrey KT18 7RG  
 T: 01372 745 850

**Ewell Office**  
 220 Chessington Road  
 West Ewell, Surrey KT19 9XA  
 T: 020 8394 1234

**Stoneleigh Office**  
 62 Stoneleigh Broadway  
 Stoneleigh, Surrey KT17 2HS  
 T: 020 8393 9411

**Banstead Office**  
 141 High Street Banstead,  
 Surrey SM7 2NS  
 T: 01737 333699

**the personalagent**  
 sales@thepersonalagent.co.uk | thepersonalagent.co.uk

**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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