



Kenilworth Road,



£600,000 Freehold

- Detached
- Four Bedrooms
- Living/Dining Room
- Downstairs W/C
- Family Bathroom
- Charming Garden
- Outdoor Cabin
- Planning Permission Granted
- Walk to Shops, Schools & Station



A superbly presented four bedroom detached family home, located in this ultra convenient residential Stoneleigh road, moments from Stoneleigh Broadway and main line train station, providing services into Waterloo.

The property benefits from a large open plan living/dining room with plenty of natural light flowing in, further to the rear of the house are french doors leading out into the garden. Separate from this is a smart fitted kitchen with outdoor access. The downstairs also benefits from a downstairs W/C.

Upstairs are four well proportioned bedrooms, the master bedroom features plenty of storage with built in wardrobes across one wall, and the floor is complete with a family bathroom.

To the rear of the property is a beautifully maintained garden with a separate patio, the garden also features a cabin which could be utilised for a multitude of purposes, as well as extra storage space. And to the front of the property is a driveway providing off street parking for several cars.

Planning permission has been granted for a loft conversion and 6m rear extension, should the new owners wish to create an even larger home in one of Stoneleigh's highly sought after roads.

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	1	1
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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