



Sparrow Farm Road,



£565,000

- Detached House
- Three Double Bedrooms
- Lounge / Dining Room
- Spacious Kitchen
- Downstairs W/C
- Driveway & Garage
- 64ft Garden
- Walk to Shops, Schools & Stn.



This three double bedroom detached home is situated in a sought after tree lined road within easy walking distance of local schools, shops and Stoneleigh railway station which has a frequent service to London Waterloo.

The property boasts a lounge / dining room measuring over 21 x 14ft with double doors to the garden, a bright and spacious kitchen and a downstairs W/C.

Upstairs are three generously proportioned bedrooms and the family bathroom.

To the front the driveway leads to an attached single garage, whilst to the rear is well kept, mature garden measuring 64ft in length.

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) A			
(81-91) B			82
(69-80) C			
(55-68) D		50	
(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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