



Chadacre Road, Stoneleigh

 the personal agent

# £800,000

## Freehold

- Four / Five Bedrooms
- Semi Detached
- Kitchen / Dining Room
- Bi Fold Doors Across Rear
- Three Bathrooms
- Converted Garage
- 114ft Garden
- Walk to Shops, Schools & Stn.

The Personal Agent are proud to present to the market one of the most outstanding refurbished houses available on the market for some time.

The property features a stunning kitchen / dining room to the rear measuring over 19 x 15ft with bi folding doors to the garden and a range of Bosch fitted appliances. Velux windows above this space allow plenty of natural light to flood in. There are three further reception rooms downstairs including the double aspect study / bedroom.

To the first floor are three further double bedrooms including the principal bedroom with a bay window and ensuite shower room. The family bathroom matches the luxurious and contemporary style of the other bathrooms.



The spacious loft is set up for a multitude of uses and has an electrically operated folding loft ladder for easy access.

Where the garage used to stand is a converted space which would make an ideal office or gym with a spacious w/c towards the rear.

A smart brick block driveway to the front provides parking for several cars, while to the rear of the property is a larger than average, 114ft lawned garden.

Early viewing essential, 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<br>(92 plus) A |                         | 83        |
| (81-91) B                                                  | 69                      |           |
| (69-80) C                                                  |                         |           |
| (55-68) D                                                  |                         |           |
| (39-54) E                                                  |                         |           |
| (21-38) F                                                  |                         |           |
| (1-20) G                                                   |                         |           |
| Not energy efficient - higher running costs                |                         |           |
| <b>England &amp; Wales</b>                                 | 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 any 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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