



The Glade,



# £750,000

## Freehold

- Four Double Bedrooms
- Semi Detached
- Three Reception Rooms
- Kitchen / Dining Room
- Downstairs W/C
- Ensuite to Master Bedroom
- Stunning Garden
- Garage & Driveway



The Personal Agent are excited to present to the market this fantastic and truly unique four double bedroom family home, situated in one of Stoneleigh's most sought after roads; The Glade.

The property offers an extremely spacious kitchen / dining room with a separate utility room and double doors to the garden. A Velux window above allows in plenty of natural light creating a tranquil and stylish hub of the home. Also downstairs are the large lounge and double aspect study / bedroom five.

To the first floor are three generously proportioned double bedrooms and a family bathroom with a roll top bath, walk in double shower behind a glass wall and fibre optic lighting within the tiling giving an amazing effect at night. The family bathroom, like the whole house, has taken quite some style and imagination to create. The 26ft Master bedroom on the top floor has its own ensuite bathroom.

To the front of the property is a resin bound driveway for upto five cars with fibre optic lighting creating a stunning yet practical effect.

It is the garden, however, that is arguably the most remarkable feature of the house and must be visited to be appreciated. Designed and built by the the owner, a garden designer by trade, it is an amazing showpiece. From the patio area with stone built wood burner and adjacent stone built pizza oven to the large treehouse at the end of the garden which is above a stone waterfall / grotto - the start of shallow stream that meanders down the garden. It is packed with too many features to mention here - but what we can say is that you will love it and not want to leave!

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>77</b>
(55-68) <b>D</b>		<b>54</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	

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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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