



Dell Road,



£719,000

- Four Bedrooms
- Kitchen / Dining Room
- Spacious Lounge
- Conservatory
- Ensuite Shower Room
- Detached Home Office
- Walk to Shops, Schools & Stn.
- No Chain



This four bedroom family home has been refurbished to the highest standards and is situated in a highly convenient location within easy walking distance of Stoneleigh Broadway and railway station, as well as excellent local schools and parks.

Across the rear of the property is an open plan kitchen / dining room which flows seamlessly into a conservatory extension with bi fold doors to the garden. Further features to note downstairs include a spacious lounge and a downstairs w/c.

To the first floor are three bedrooms in a classic 1930s layout with two large double bedrooms and one single bedroom opposite a stylish, modern family bathroom. The top floor is occupied by the impressive principal bedroom and contemporary ensuite shower room.

To the front of the property is a brick block driveway and to the rear a fantastic garden which is mainly laid to lawn with a separate patio area. To the side of the garden is a fully insulated, detached home office with hot and cold running water, the ideal space to work from home.

Viewing highly recommended by sole agents. No chain.

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			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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