



Amberley Gardens,



# £650,000

- Four Bedrooms
- Semi Detached
- Three Reception Rooms
- Kitchen / Breakfast Room
- Two Bathrooms, One Wet Room
- Downstairs W/C
- Detached Garage & Driveway
- No Chain



Situated in one of Stoneleigh's most sought after roads is this four / five bedroom semi detached family home offering 1474 sq ft of accommodation.

The property boasts three reception rooms; a lounge with bay window to the front, a dining room with double doors to the garden, and study / bedroom five on the ground floor which has a wet room and W/C off it. There is also an extended kitchen / breakfast room, also with double doors to the garden.

Upstairs are four generously proportioned bedrooms and a separate dressing room / study. This floor has a modern, stylish shower room and a separate family bathroom.

Occupying a bold corner plot, the rear garden measures approximately 75ft in length and has a detached garage towards the end of it, whilst to the front of the property is a smart brick block driveway providing parking for two cars.

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) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>	<b>72</b>		
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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