



Chadacre Road, Stoneleigh



£580,000

- **Unextended Chalet**
- Two / Three Bedrooms
- Two / Three Reception Rooms
- Conservatory
- 68ft West Facing Garden
- Garage & Driveway
- Walk to Shops, Schools & Stn.
- No Chain



This chalet style family home offers fantastic potential for first floor extension to add bedrooms or bathrooms as required, subject to the usual planning constraints.

The property has a larger than average entrance hallway, two spacious reception rooms including the lounge to the front and a dining room to the rear with a door to the conservatory.

Also downstairs are the study / third bedroom, a kitchen and a bathroom.

Upstairs are two very large bedrooms, through which is access to eaves storage space along the side of the property.

To the front a driveway leads to a detached single garage, while to the rear is a 68ft West facing garden, ideal for the late morning to evening sun.

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			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		58	
(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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