



The Glade, Stoneleigh



£655,000

- Four Bedrooms
- Two Reception Rooms
- Ensuite Shower Room
- Refitted Family Bathroom
- Detached Garage & Driveway
- 86ft Garden
- Walk to Shops, Schools & Station
- No Chain



Situated in one of Stoneleigh's most sought after roads; ****The Glade**** is this four bedroom semi detached family home which is presented to the market in excellent condition and with no ongoing chain.

The property offers two larger than average reception rooms; the spacious lounge with a bay window to the front and the dining room with double doors to the conservatory to the rear. The kitchen comprises a range of high quality units and also has double doors to the conservatory, giving the layout a nice flow.

To the first floor are two generously proportioned

bedrooms with fitted wardrobes including the principal bedroom which is served by an ensuite shower room. Also on the first floor is a stylish, refitted family bathroom with a separate W/C, while the top floor is occupied by two further bedrooms.

To the front of the property a driveway provides parking for two cars, and to the rear is a charming 86ft garden with separate lawned and patio areas.

Planning permission has been granted for substantial side, rear and further loft extension, should the new owners wish to create an even larger home in one of Stoneleigh's best roads.

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 fifteen 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		
(69-80) C		74
(55-68) D	45	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Epsom Office
 2 West Street
 Epsom, Surrey KT18 7RG
 T: 01372 745 850

Ewell Office
 220 Chessington Road
 West Ewell, Surrey KT19 9XA
 T: 020 8394 1234

Stoneleigh Office
 62 Stoneleigh Broadway
 Stoneleigh, Surrey KT17 2HS
 T: 020 8393 9411

Banstead Office
 141 High Street Banstead,
 Surrey SM7 2NS
 T: 01737 333699

the personalagent
 sales@thepersonalagent.co.uk | thepersonalagent.co.uk

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