



Lymington Gardens, Stoneleigh

The **PERSONAL** Agent

£765,000

- Five Bedrooms
- 22ft Kitchen / Dining Room
- Two Reception Rooms
- Two Bathrooms
- Utility Room
- Garage & Driveway
- South Facing Garden
- Walk to Shops, Schools & Stn.



This stunning five bedroom family home is situated in a highly sought after road within walking distance of local schools, shops and Stoneleigh railway station.

The property has undergone extensive refurbishment and offers a 22ft kitchen / dining room across the rear with bi folding doors to the garden. This fantastic living space is open plan to the previous rear reception room, and there is a further living room to the front of the property.

To the first floor are three extremely spacious bedrooms and a contemporary family bathroom with a separate w/c, while the top floor is occupied by two further bedrooms and a contemporary shower room.

A driveway to the front of the property leads to an integral garage, while to the rear is a 66ft garden facing almost directly South.

Early viewing essential.

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		
(69-80) C		
(55-68) D		
(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.

