



Bradstock Road, Stoneleigh

The **PERSONAL** Agent

Offers In Excess Of £1,000,000 Freehold

- Stunning extended four bedroom family home
- Beautifully presented throughout
- Magnificent 28ft open plan kitchen, living and dining room
- Two additional reception rooms
- Stylish contemporary kitchen with central island
- Utility room and ground floor shower room
- Four well proportioned bedrooms
- Modern family bathroom
- Integral garage and off street parking
- Over 2,160 sq. ft. of accommodation (including garage and summer house)

The Personal Agent are delighted to welcome to the market this stunning and rarely available extended detached family home, situated on one of Stoneleigh's most desirable residential roads. Ideally positioned within a short walk of both Stoneleigh railway station and The Broadway, this exceptional property offers spacious and versatile accommodation, perfectly suited to modern family living.

The Personal Agent are delighted to welcome to the market this exceptional four-bedroom extended family home, offering over 2,100 sq. ft. of beautifully presented accommodation. Extended and extensively improved by the current owners, the property combines contemporary open-plan living with versatile reception space.



At the heart of the home is an impressive open-plan kitchen, living and dining room, featuring a stylish fitted kitchen with central island, generous dining area and seating space.

The ground floor also offers two further reception rooms, a utility room, shower room, integral garage and additional storage. Upstairs are four bedrooms, including a generous principal bedroom, plus a contemporary family bathroom.

Outside, the landscaped rear garden includes a detached summer house, ideal as a home office, gym or studio, together with off-street parking and integral garage. Finished to an exceptional standard throughout, this impressive home is ready to move straight into.

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
Council Tax Band- F

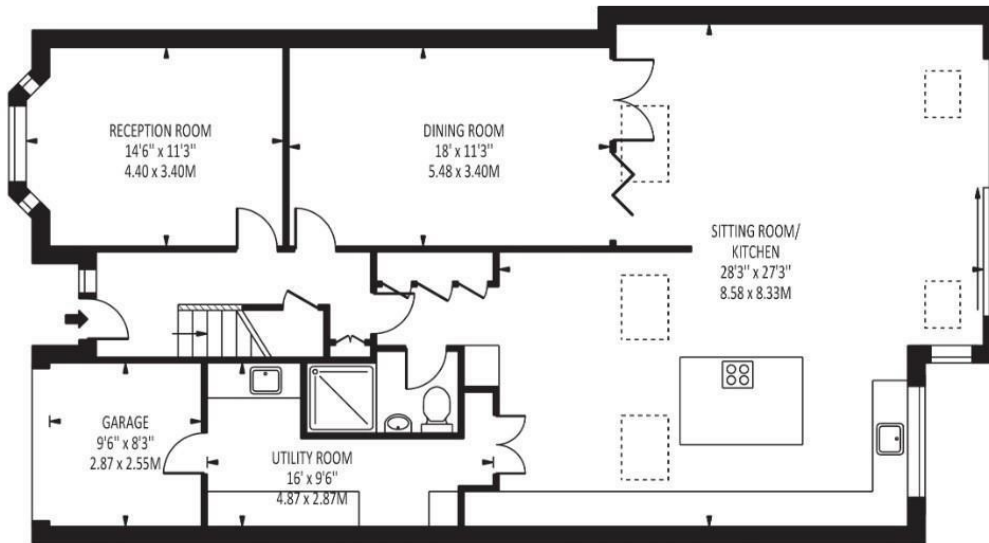
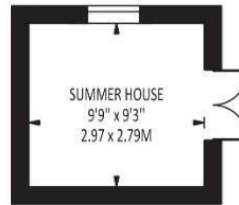




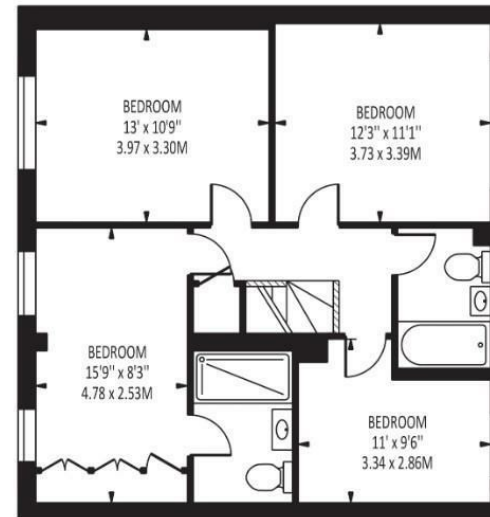


Bradstock Road

Total Area: 2160 SQ FT • 200.69 SQ M
(Including Summer House & Garage)
Summer House Area : 89 SQ FT • 8.29 SQ M
Garage Area : 79 SQ FT • 7.32 SQ M



GROUND FLOOR



FIRST FLOOR

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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		
	54	71
England & Wales		
EU Directive 2002/91/EC		

EPSOM OFFICE

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

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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Agent

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.

