

KAYBRIDGE
RESIDENTIAL



Chadacre Road, Stoneleigh, Epsom, Surrey, KT17 2HD
Asking price £750,000

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- Open Plan Kitchen/Dining/Family Room
 - Semi-Detached House
 - Separate Reception Room
- Within Catchment Area For Good Schools
 - Sought After Location
- Great Transport Links to London
 - Luxury Fully Fitted Kitchen
 - CHAIN FREE !
 - Downstairs W/C

Situated in a highly sought after road just off Stoneleigh Broadway, this stunning four/Five bedroom family home has been refurbished to the highest standards only a one year ago. It must be viewed internally to be appreciated.

One of the focal points of the property is a stylish, contemporary kitchen / breakfast room with quartz work surfaces and bi folding doors allowing the accommodation to extend to the patio area and garden, particularly in the sunnier months.

The ground floor 'wrap around' extension and has a Velux windows which allow plenty of natural light to flood the kitchen and living room. Upstairs are four generously proportioned bedrooms (this type of property is one of the largest types of semi detached houses in the area) next to a family bathroom which is as stylish as it is spacious.

A driveway to the front of the property leads to a detached single garage, whilst to the rear is a large garden which is mainly laid to lawn.

Early viewing essential to avoid disappointment. Sole agents.





Area

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.

Disclaimer

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers/tenants are always advised to commission a full inspection and structural survey of the property before deciding to proceed with a purchase or rental.

Thinking Of Selling

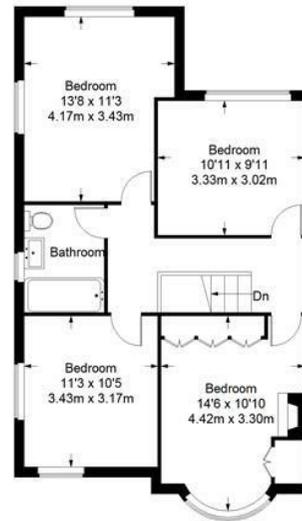
Achieving the best price for your home and completing the sale smoothly - in a time-frame that suits you - are key to a successful property sale. Please call our team on 0208 0040 474 for a free no obligation market appraisal of your home.



Character Road



Ground Floor = 854 sq ft



First Floor = 665 sq ft

Approximate Gross Internal Area
 GROUND FLOOR = 854 sq ft / 79.34 sq m
 FIRST FLOOR = 665 sq ft / 61.78 sq m
 GARAGE = 137 sq ft / 12.73 sq m
 Total = 1656 sq ft / 153.84 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (D357409)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	64
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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