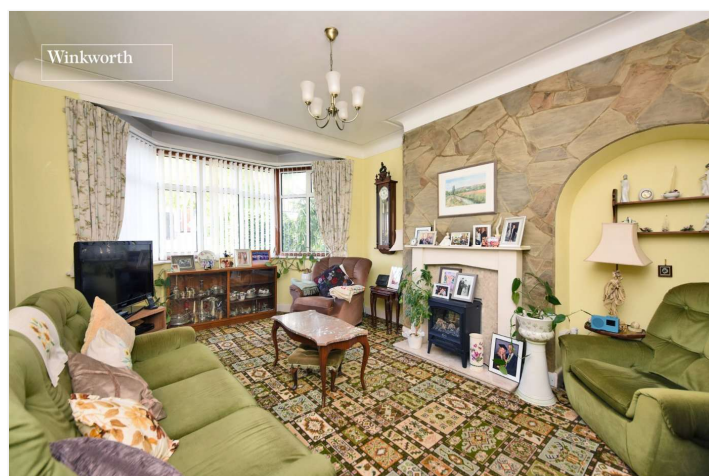




STONELEIGH PARK ROAD, STONELEIGH, EPSOM, KT19
£625,000 FREEHOLD

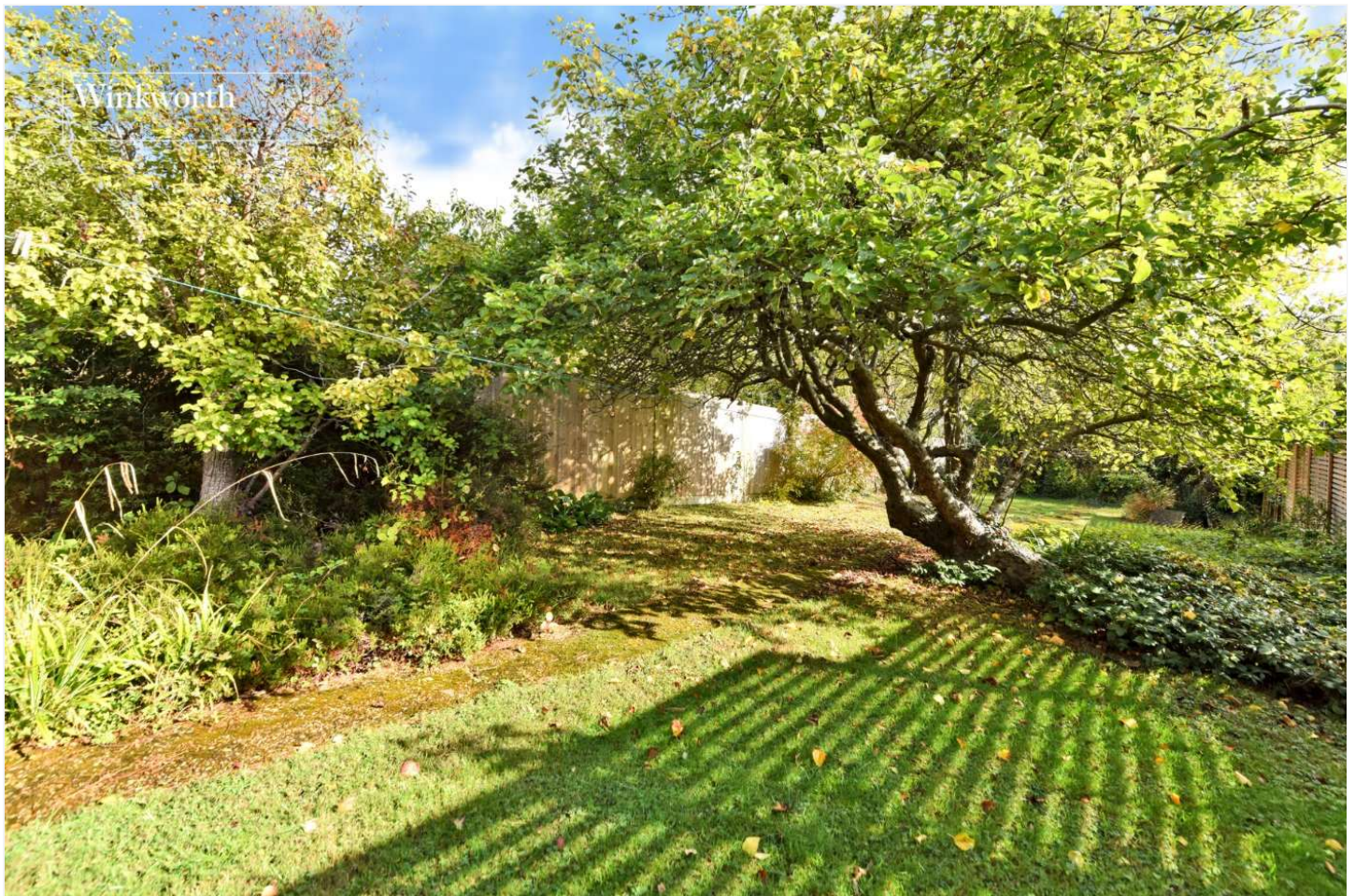
**A SPACIOUS THREE-BEDROOM SEMI-DETACHED
 FAMILY HOME WITH A CIRCA 112FT GARDEN, SCOPE
 FOR EXTENSION STPP AND NO ONWARD CHAIN**

Winkworth

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See things differently



AT A GLANCE

- No Onward Chain
- Semi-Detached Family Home
- Three Generous Bedrooms
- Two Reception Rooms
- Large Kitchen
- Balcony Overlooking Rear Garden
- Scope for Extension STPP
- Conservatory
- Family Bathroom with Separate Wc
- Circa 112ft Garden
- Garage and Conservatory

DESCRIPTION

Offered to the market for the first time in over 70 years, this attractive three-bedroom semi-detached family home occupies a highly sought-after residential road, within easy reach of Stoneleigh Station and Broadway. Offering approximately 1,275 sq ft of accommodation, the property boasts generously proportioned rooms, an impressive 112ft rear garden and excellent potential to modernise and extend, subject to planning permission.

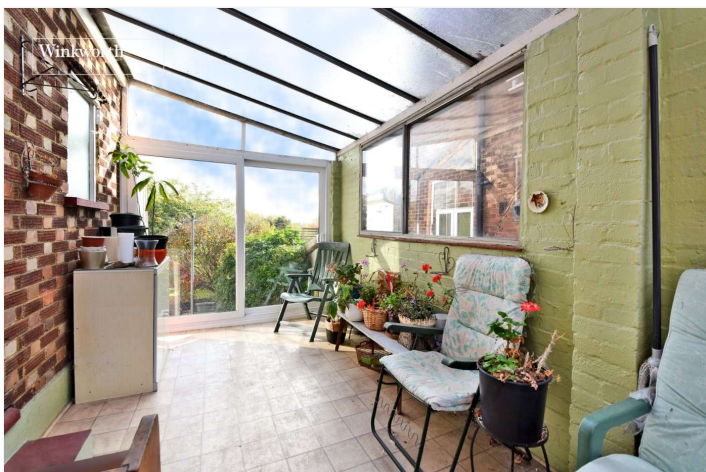
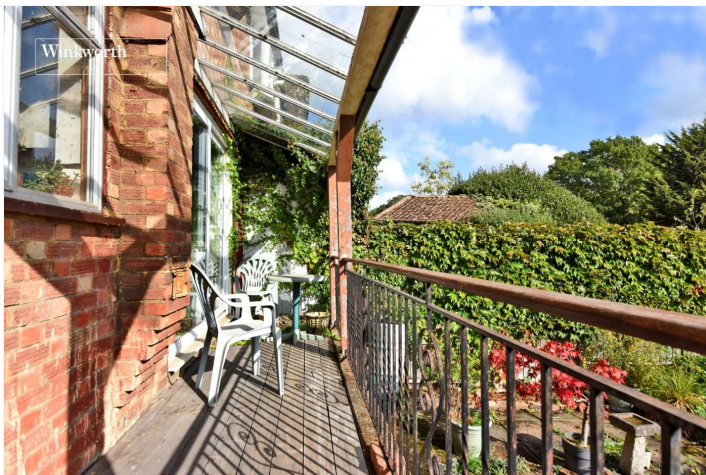
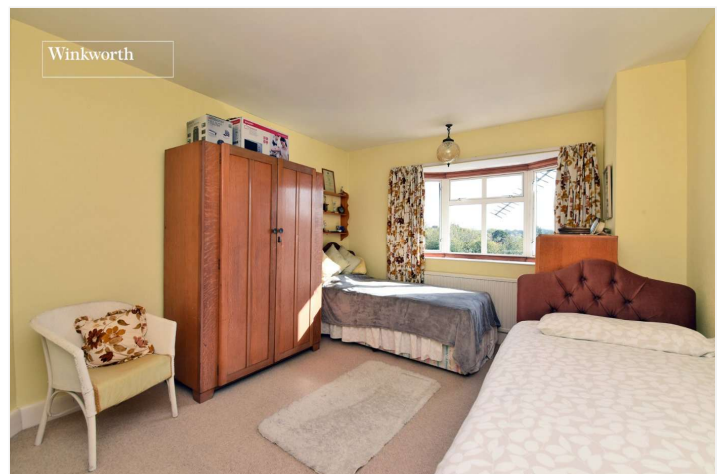
The ground floor comprises a welcoming entrance hallway, a spacious front reception room featuring a characterful bay window, a separate rear reception/dining room with patio doors opening onto a raised balcony overlooking the beautiful garden, a fitted kitchen and conservatory.

Upstairs, there are three bedrooms, including two particularly generous doubles, alongside a family bathroom.

One of the property's standout features is the delightful rear garden, extending approximately 112ft and enjoying a wonderful degree of privacy, being largely unoverlooked. Beautifully established with mature trees, shrubs and lawn, it provides a peaceful setting for outdoor entertaining and family enjoyment.

Further benefits include a driveway providing off-street parking, an attached garage and considerable scope for alteration or extension (STPP), offering an exciting opportunity to create a long-term family home.

Stoneleigh Broadway offers shops, cafés and everyday amenities, while Stoneleigh Station provides convenient rail connections towards London Waterloo. The area is also well served by reputable schools, including Auriol Junior School, The Mead Infant School and Nonsuch Primary School, with nearby parks and recreational facilities.



ACCOMMODATION

Living Room - 16'4" x 12' max (4.98m x 3.66m max)

Dining Room - 13'9" x 10'9" max (4.2m x 3.28m max)

Balcony

Kitchen - 12'1" x 7'7" max (3.68m x 2.3m max)

Conservatory - 18' x 7'9" max (5.49m x 2.36m max)

Bedroom - 16'8" x 10'11" max (5.08m x 3.33m max)

Bedroom - 13'2" x 10'11" max (4.01m x 3.33m max)

Bedroom - 9'7" x 7'8" max (2.92m x 2.34m max)

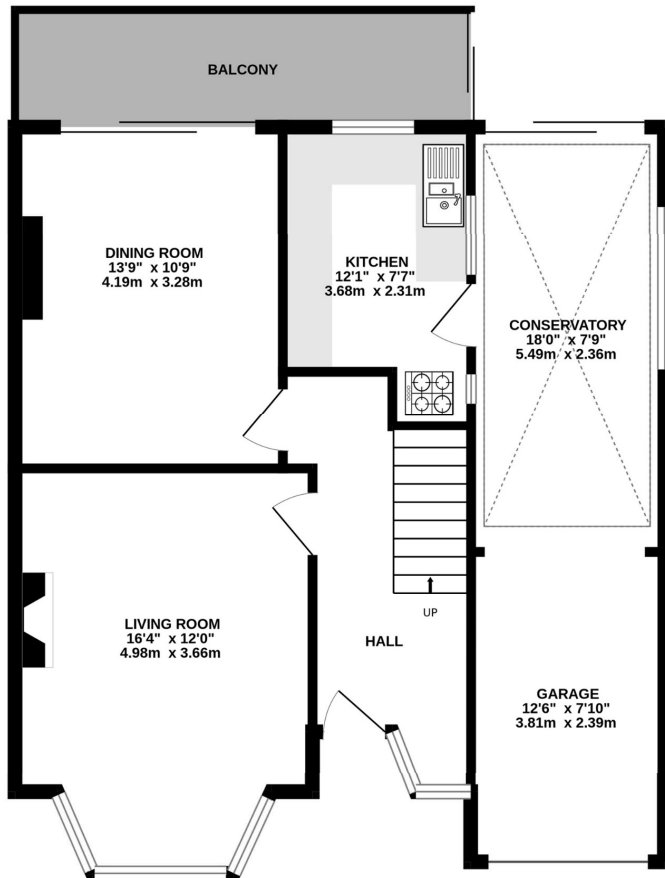
Family Bathroom - 7'8" x 7'8" max (2.34m x 2.34m max)

Separate WC

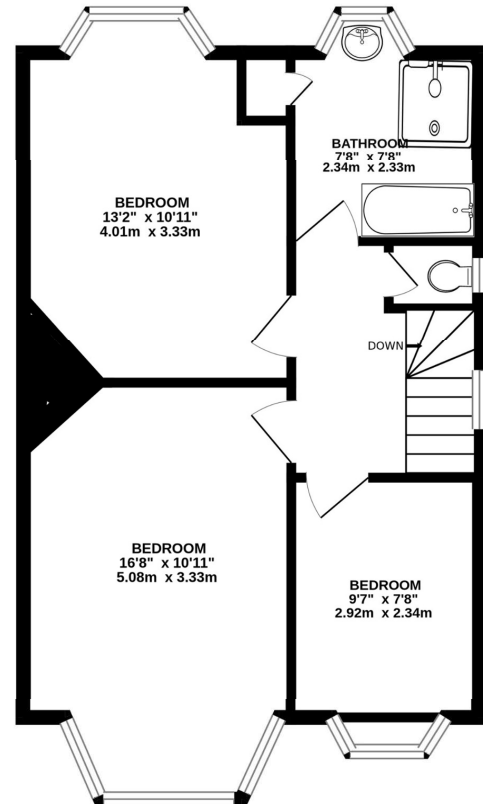
Garden - Approx. 112ft

Garage - 12'6" x 7'10" max (3.8m x 2.4m max)

Stoneleigh Park Road, Epsom KT19 0RG
INTERNAL FLOOR AREA (APPROX.) 1275 sq ft/ 118.4 sq m
Garden extends to 112' (34.14m) approx.



GROUND FLOOR



FIRST FLOOR

Winkworth

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2026.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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