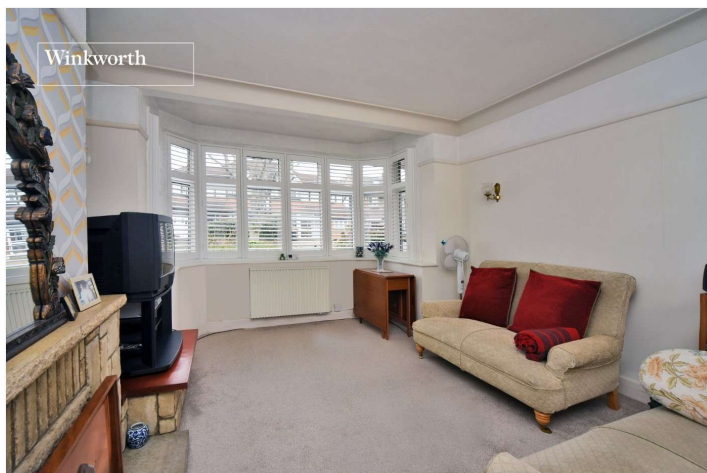




STONELEIGH PARK ROAD, EPSOM, SURREY, KT19

£760,000 FREEHOLD

A LOVELY FAMILY HOME FEATURING THREE DOUBLE BEDROOMS AND A CIRCA 88FT REAR GARDEN SITUATED APPROX 0.3 MILE FROM STONELEIGH TRAIN STATION

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AT A GLANCE

- No Onward Chain
- Three Double Bedrooms
- Well-Proportioned Semi-Detached Family Home
- Entrance Hall
- Living Room with Large Bay Window
- Dining Room
- Kitchen Breakfast Room
- Utility Area
- Family Bathroom/Separate WC
- Garage
- Driveway
- Rear Garden 88ft Approx

DESCRIPTION

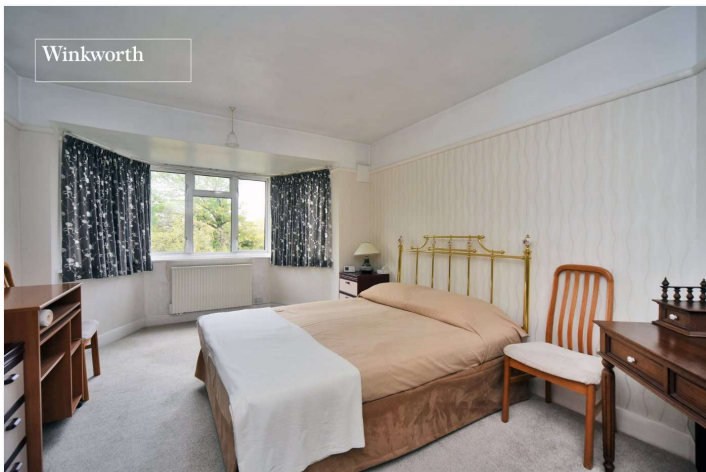
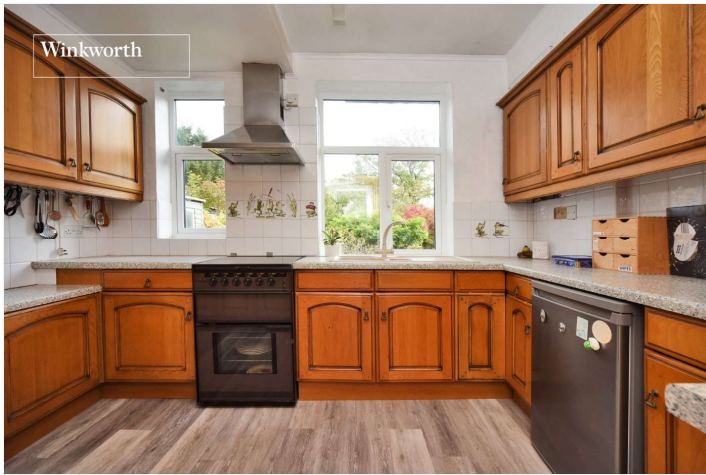
Positioned in a sought-after location, close to Stoneleigh train station (0.3 mile), this well-presented family home features spacious room sizes throughout and a gorgeous 88ft approx. rear garden.

The property boasts 1540 sq. ft of accommodation and comprises a vast front aspect living room with large bay window, a dining room with double doors onto the rear garden, a kitchen/breakfast room, a utility area, downstairs cloakroom/WC, three well-proportioned double bedrooms and the family bathroom with separate WC.

Externally, the impressive 88ft rear garden is a true highlight of the property and features a large area of lawn, a patio area ideal for outside dining and is surrounded by mature trees providing excellent privacy. The space has been well-maintained by the current owner to include a variety of colourful flowers, established shrubs and bushes, and includes a charming apple tree. To the front, the driveway provides off street parking and useful side access.

Locally, Stoneleigh Broadway provides an array of amenities including shops and restaurants whilst Worcester Park high street is approx. 1 mile. Commuters will be well served by Stoneleigh train station, which provides fast and frequent services to Central London as well as a variety of bus routes to surrounding areas. Families will benefit from a variety of good schools including The Mead Infant and Nursery School and Auriol Junor School.

The property offers scope for extension subject to the usual planning consents and is being offered to the market with no onward chain.



ACCOMMODATION

Entrance Hall

Living Room - 17' x 12'1" Max (5.18m x 3.68m Max)

Dining Room - 16'5" x 12'3" Max (5m x 3.73m Max)

Kitchen - 12'4" x 9' Max (3.76m x 2.74m Max)

Utility - 12'2" x 6'8" Max (3.7m x 2.03m Max)

Bedroom - 15'2" x 11'9" Max (4.62m x 3.58m Max)

Bedroom - 17'1" x 12'6" Max (5.2m x 3.8m Max)

Bedroom - 17' x 11'3" Max (5.18m x 3.43m Max)

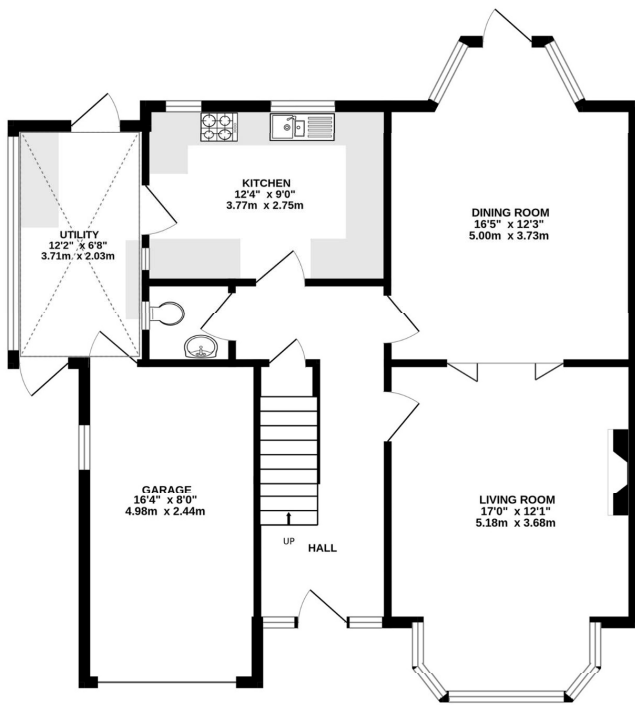
Bathroom - 8' x 7'7" Max (2.44m x 2.3m Max)

Downstairs WC

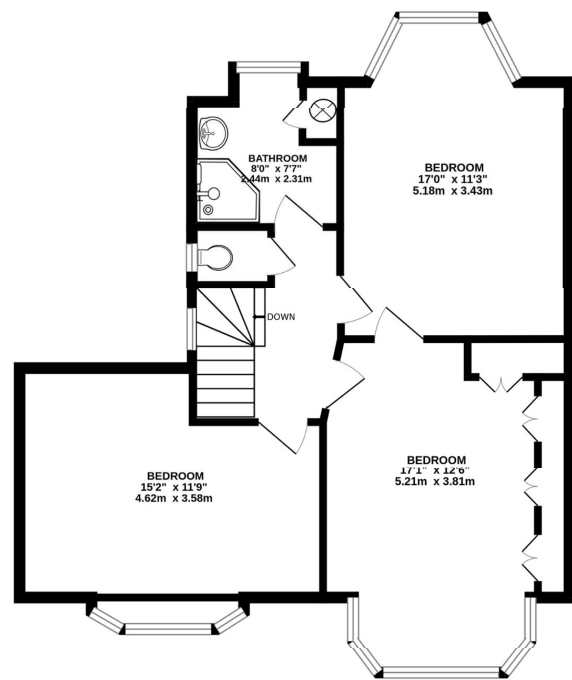
Garage - 16'4" x 8' Max (4.98m x 2.44m Max)

Driveway

Rear Garden 88ft Approx



GROUND FLOOR



FIRST FLOOR

Stoneleigh Park Road, Epsom KT19 0RG

INTERNAL FLOOR AREA (APPROX.) 1540 sq ft/ 143.0 sq m

Garden extends to 88' (27.43m) approx.

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 © 2025.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		35 F
1-20	G	12 G	

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