

**STONELEIGH PARK ROAD, EPSOM, SURREY, KT19**

**£390,000 LEASEHOLD**

**A WELL-PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE FEATURING A PRIVATE REAR GARDEN SET CLOSE TO STONELEIGH STATION**

**Winkworth**

Worcester Park Office | 020 8335 5555 | [worcesterpark@winkworth.co.uk](mailto:worcesterpark@winkworth.co.uk)

[winkworth.co.uk](http://winkworth.co.uk)

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## AT A GLANCE

- Ground Floor Maisonette
- Brand New Lease Upon Completion
- No Onward Chain
- Two Double Bedrooms
- Entrance Porch
- Living/Dining Room
- Fitted Kitchen
- Modern Bathroom
- 0.4 Mile to Stoneleigh Station
- Direct Access to Private Rear Garden

## DESCRIPTION

This lovely two double bedroom ground floor maisonette features a beautifully kept private rear garden and is located within easy reach of Stoneleigh Broadway and Stoneleigh train station. Worcester Park high street is also close by and both town centres offer a variety of shops, restaurants and fast and frequent services into Central London.

The accommodation comprises an entrance hall with two storage cupboards, a spacious living room, a modern fitted kitchen, two well-proportioned double bedrooms and a family bathroom.

Externally, the private rear garden has a surrounded woodland view, is mostly laid to lawn and includes a patio area ideal for outside dining and socialising. To the front, there is a large area of lawn.

This is a sought-after residential area with numerous well-regarded schools close by, including Mead Infant School and Auriol Junior School. There are several parks nearby including the historic Nonsuch Park and both the M25 and A3 are easily accessible giving a straightforward route into London as well as towards both Heathrow and Gatwick international airports.

The vendor is renewing the lease so will be a brand-new lease upon completion of sale.





## ACCOMMODATION

**Entrance Porch**

**Entrance Hall**

**Living/Dining Room** - 14' x 12'2" max (4.27m x 3.7m max)

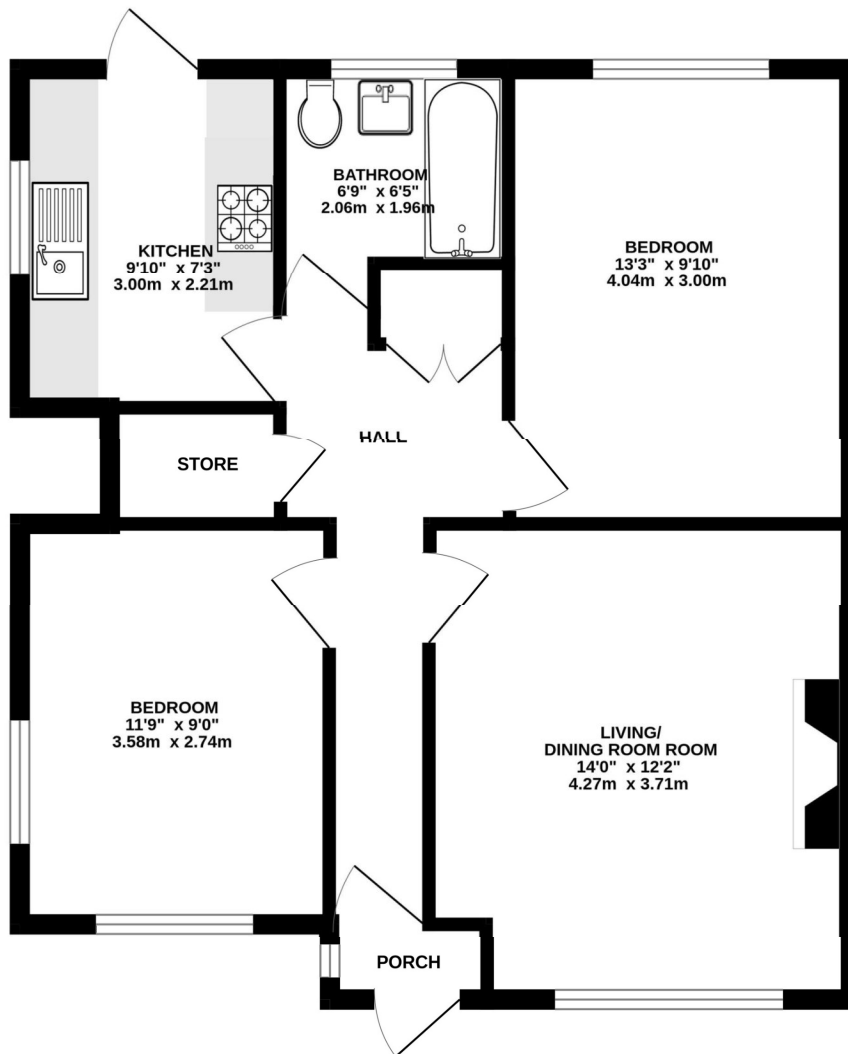
**Kitchen** - 9'10" x 7'3" max (3m x 2.2m max)

**Bedroom** - 13'3" x 9'10" max (4.04m x 3m max)

**Bedroom** - 11'9" x 9' max (3.58m x 2.74m max)

**Bathroom** - 6'9" x 6'5" max (2.06m x 1.96m max)

**Garden** - Approx. 40ft



GROUND FLOOR MAISONETTE

**Stoneleigh Park Road, Epsom KT19 0RQ**  
**INTERNAL FLOOR AREA (APPROX.) 635 sq ft/ 59.0 sq m**  
 Private Garden extends to 40' (12.19m) approx.

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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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	74 C	76 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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