



Walsingham Gardens, Stoneleigh

The **PERSONAL** Agent

# Offers In Excess Of £760,000 Freehold

- Stylish Semi Detached Family Home
- Entrance Hallway
- Lounge With Bay Window To Front
- Stunning Open Plan Kitchen/Dining/Family Room
- Separate Utility Room and Downstairs Shower Room
- Study/Bedroom Four
- Three Well Proportioned Bedroom
- Modern Family Bathroom
- Well Established and Secluded Rear Garden
- Further Potential For Extension STPP

The Personal Agent are proud to present this beautifully presented three/four bedroom semi detached family home featuring the most stunning rear kitchen extension which certainly ensures that this fine property stands out from the crowd.

There is a real attention to detail throughout this home, with our clients choosing stylish design touches that provide an enviable ground floor living space which is perfect for entertaining, social occasions and most importantly, day to day family life.

Located in an enviable position less than half a mile of Stoneleigh Broadway and railway station, this attractive 1930's home is synonymous with Stoneleigh and the garage has been skilfully converted to provide adaptable living accommodation over two floors and would ideally suit a growing family or those looking for a family home which provides enough space for multigenerational living under one roof.



Some of the standout features include an open plan fully fitted modern kitchen with dining/family room that all blend together to provide the ultimate space and bifold doors leading out to a large paved terrace with access to a secluded landscaped rear garden. From a practical viewpoint, this home also delivers with the thoughtful addition of a separate utility room and an adjoining downstairs cloakroom.

A separate living room with a feature fireplace and large bay window to the front provides a choice of social spaces for the whole family to enjoy.

Three generously sized bedrooms are complemented by a modern and spacious family bathroom providing plenty of room for rejuvenation and sanctuary away from the rest of the home.

Outside the rear garden is secluded with a handy detached summer house/studio which is fully equipped with power and lighting and parking is a breeze with a block paved driveway to the front with parking for two/three vehicles.

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 - E



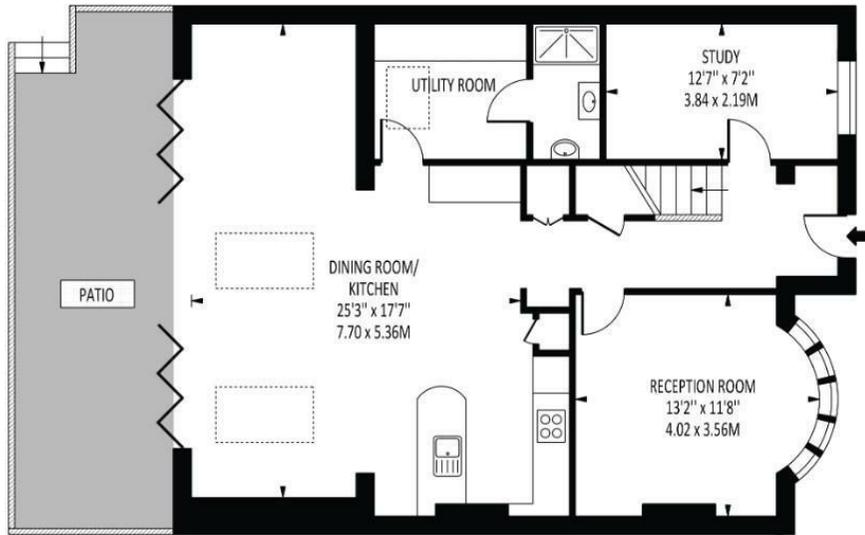




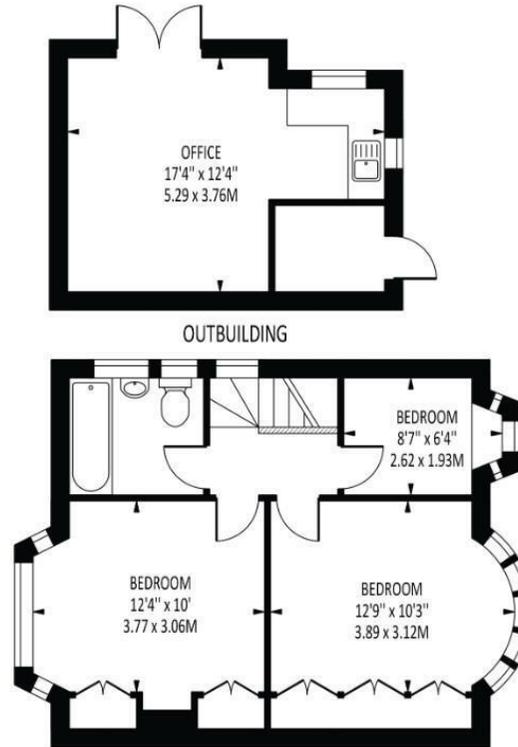
### Walsingham Gardens

Total Area: 1513 SQ FT • 140.58 SQ M  
 (Including Outbuilding)  
 Outbuilding Area : 202 SQ FT • 18.81 SQ M

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



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.

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**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.

