



Walsingham Gardens, Stoneleigh

The **PERSONAL** Agent

Offers Over £650,000

Freehold

- Attractive 1930's Semi Detached House
- Entrance Hallway
- Lounge With Bay Window
- Interconnecting Dining Room
- Modern Fully Fitted Kitchen
- Three Well Proportioned Bedrooms
- Modern Family Bathroom
- Private Driveway and Attached Garage
- Well Established Level Rear Garden
- Sought After Road and No Chain

A well appointed three bedroom semi detached house with private driveway and attached garage offering further potential for extension STPP and well established level rear garden situated in one of Stoneleigh's sought after residential roads and offered to the market with no onward chain.

With its attractive appearance and desirable location this home is beautifully presented with a modern and stylish feel throughout.

You approach the property via a private driveway and leads to an attached garage and the covered front entrance where upon entering the home you are greeted by a welcoming entrance hall with stairs to the first floor landing and two large under stairs storage cupboards. From here a door leads through to a



bright and spacious living room with a double glazed window to the front aspect and there is a interconnecting dining room with doors which lead out to the rear garden.

The kitchen has been fitted with a tasteful range of floor and wall mounted white units with worktops and space for appliances and provides access to garden.

Upstairs there are three good sized bedrooms, all with double glazed windows; and radiators, along with a modern family bathroom with a matching contemporary suite.

A particular feature is the well established and secluded rear garden, a peaceful space to relax and enjoy with lots of potential for a home office or garden studio. A paved patio terrace spans the width of the property and there is a useful greenhouse.

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



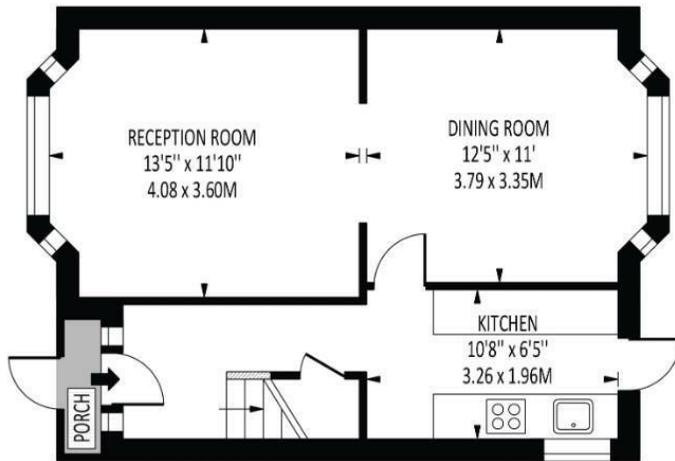
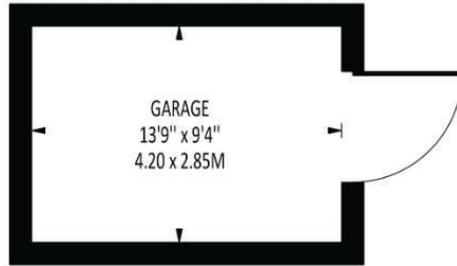


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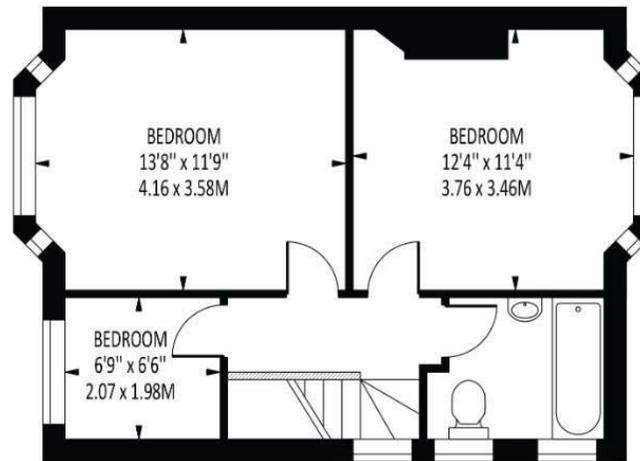
Walsingham Gardens

Total Area: 1019 SQ FT • 94.65 SQ M
(Including Garage)

Garage Area : 129 SQ FT • 11.97 SQ M



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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