



Walsingham Gardens, Stoneleigh

The **PERSONAL** Agent

Offers In Excess Of £600,000 Freehold

- Chain Free
- Three Spacious Bedrooms
- Two Formal Reception Rooms
- Huge Extension Potential STPP
- Private And Landscaped Rear Garden
- Quiet And Sought After Residential Road
- Subject To Probate



*** CHAIN FREE *** The Personal Agent are delighted to welcome to the market this three bedroom semi detached home set on a popular and quiet residential road and within walking distance to Stoneleigh Broadway.

The property itself does require modernisation but does offer someone the opportunity to create their perfect home and already offers a substantial plot which would be ideal for extending the property in a number of different way all STPP of course.

Currently the layout comprises of three spacious bedrooms, two reception rooms, kitchen, family bathroom and separate W.C. the property goes on to offer a large rear garden, a good sized front garden which would be ideal to convert into off street parking, again council consent.

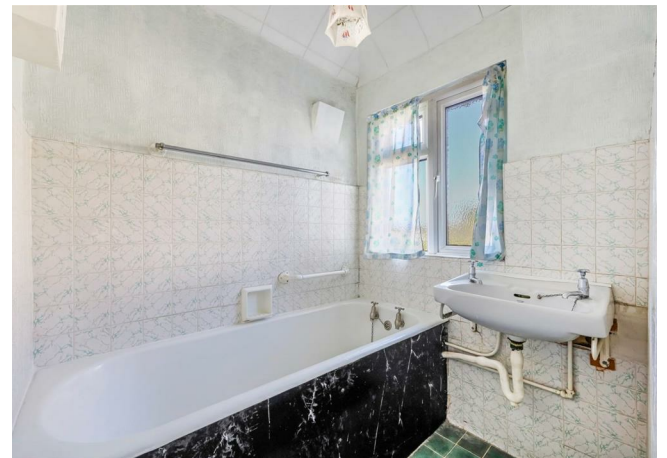
With so much potential we really do recommend your earliest viewing.

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 straightforward route to London and both Heathrow and Gatwick international airports.

Tenure - Freehold



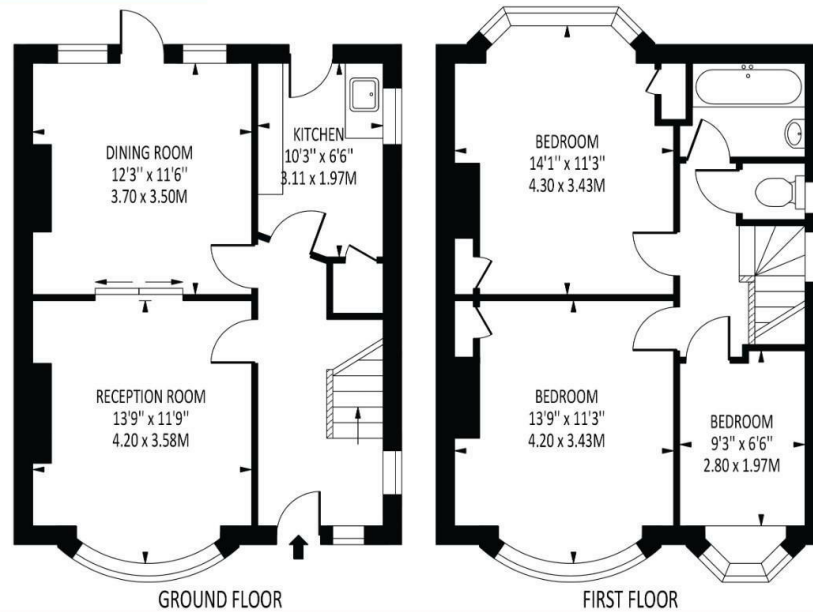


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Walsingham Gardens

Total Area: 936 SQ FT • 86.93 SQ M



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333699

LETTINGS & MANAGEMENT

163 High Street
Epsom, Surrey, KT19 8EW
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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Agent

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