



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.

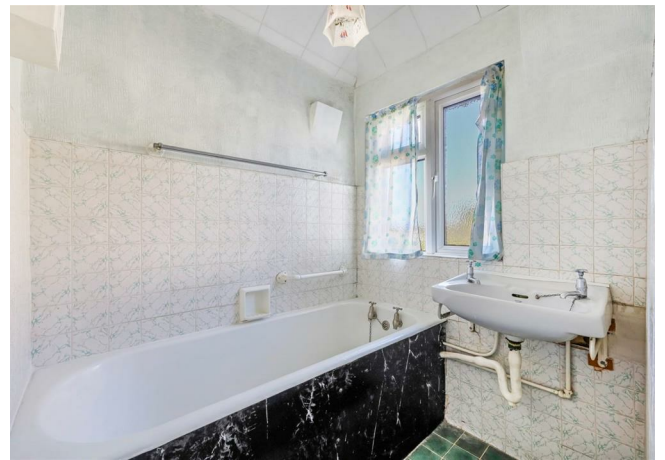
With so much potential we really do recommend your earliest viewing.

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.

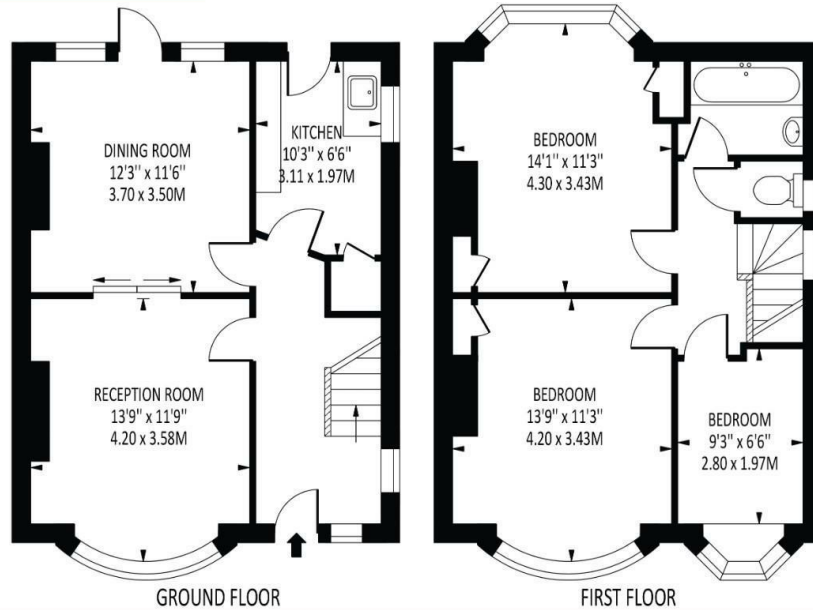
Tenure - Freehold






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Walsingham Gardens  
Total Area: 936 SQ FT • 86.93 SQ.M



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

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.

