



Walsingham Gardens, Stoneleigh

The **PERSONAL** Agent

Offers Over £700,000

Freehold

- Three Bedrooms
- Semi Detached
- Two Reception Rooms
- Refitted Kitchen
- Refitted Bathroom
- 75ft West Facing Garden
- Brick Block Driveway & Garage
- Walk to Shops, Schools & Station



Situated in a highly sought after road within easy walking distance of local schools, shops and Stoneleigh railway station, is this three bedroom family home offering fantastic potential for extension, subject to the usual planning constraints.

The property offers two bright and spacious reception rooms, a good sized entrance hallway and a refitted kitchen with a door the garden.

Upstairs are three bedrooms in a classic 1930s

layout with two large double bedrooms and one single bedroom opposite a refitted family bathroom.

A recently laid brick block driveway to the front of the property leads to a single garage, while to the rear is a West facing garden measuring 75ft in length.

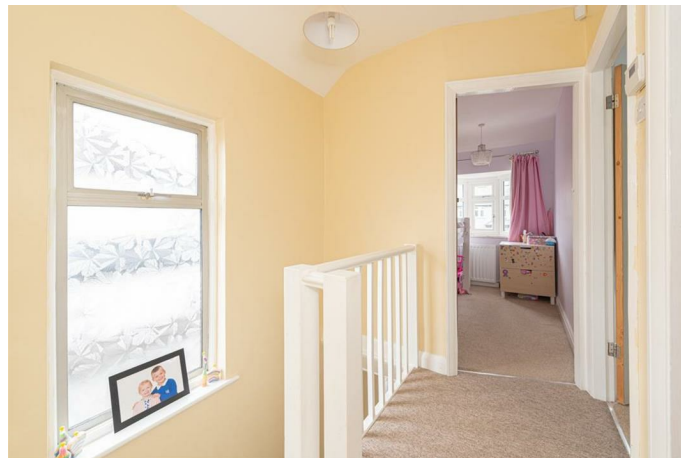
Early viewing essential. Sole agents.

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







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

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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.

