

Walsingham Gardens, Stoneleigh

The PERSONAL Agent

Guide Price £750,000

Freehold

- Attractive Bay Fronted Semi Detached House
- Entrance Lobby, Cloakroom and Utility Room
- Separate Lounge
- Modern Kitchen/Dining Room
- Sitting/Family Room With Bifold Doors
- Three/Four Bedrooms
- Modern Family Bathroom
- Level Well Established Rear Garden
- Garden Office/Summer House
- Private Driveway



The Personal Agent are proud to present this cleverly extended and beautifully presented 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 an enviable ground floor living space which is perfect for entertaining, social occasions and most importantly, day to day family life.

Blending traditional charm with a contemporary yet practical layout, the accommodation is bright and spacious being laid out over two floors. However, for buyers looking for longevity within a home, there is further potential and scope for a side and significant loft conversion, which many of these homes have undertaken, subject to planning permissions being obtained.

The welcoming entrance hall sets the tone of what's to come with access to a useful utility room and handy downstairs cloakroom and study/home office that can also be used as a fourth bedroom. From the hallway you have access to a nicely proportioned living room that is centred around a fireplace and then access to what is definitely the heart of this home, the stunning kitchen/dining/sitting room.

This area of the home offers impressive living space with bi folding doors opening onto the garden, and lantern roof light that flood the room with natural light and defined dining, sitting and kitchen areas that all blend together to provide the ultimate space. From a practical viewpoint, this home also delivers with the rare and thoughtful addition of a utility room and a downstairs cloakroom too. Upstairs there are three nicely proportioned bedrooms, a modern family bathroom and a sizable loft space.

Outside, the property also shines with a great sized rear garden that enjoys brilliant privacy, side access, as well as smart summer house/studio with attached storage shed and to the front is driveway providing off road parking for two/three cars.

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



















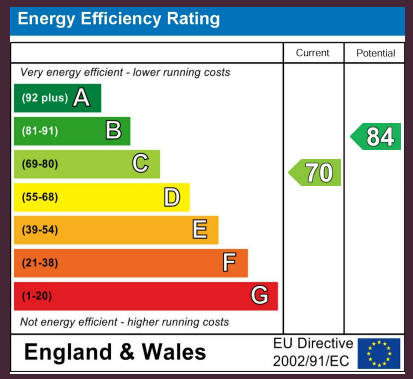


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Total Area: 1632 SQ FT • 151.59 SQ M
(Including Outbuilding & Store)
Outbuilding Area : 171 SQ FT • 15.89 SQ M
Store Area : 128 SQ FT • 11.85 SQ M





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Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
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