



Walsingham Gardens, Stoneleigh

The **PERSONAL** Agent

Guide Price £625,000

Freehold

- Immediate viewing available.
- No onward chain
- Attractive semi detached house
- Driveway and detached garage
- Entrance Hallway
- Lounge and Dining Room
- Kitchen
- Three bedrooms
- Family bathroom
- Well established rear garden

Situated on one of Stoneleigh's most sought after roads and within easy reach of local shops, schools and the mainline station, this well presented three bedroom home offers the perfect balance of convenience and family living and is offered to market with no onward chain.

Homes in this desirable area are highly coveted due to their aesthetically pleasing appearance and superb extension potential allowing the next custodian to create the home of their dreams and there is plenty of inspiration nearby, as neighbouring properties have already undergone extensive refurbishments that are visually impressive and contribute to the upmarket feel of the area.

The ground floor features a bright and spacious through lounge/dining room, complete with a bay



window to the front and sliding patio doors opening onto the rear garden, creating a natural flow ideal for both everyday life and entertaining.

Upstairs follows the classic 1930s layout, offering two generous double bedrooms and a single bedroom positioned opposite the family bathroom.

To the front, a private driveway leads to a detached single garage. The rear garden is a real highlight stretching over 100ft and enjoying a sunny south/westerly aspect, it provides an exceptional space for families, gardeners or anyone who loves outdoor living.

No onward chain.

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

Council tax band - E



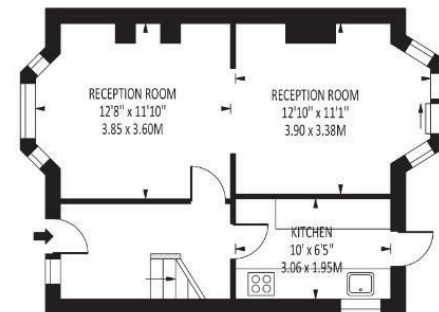
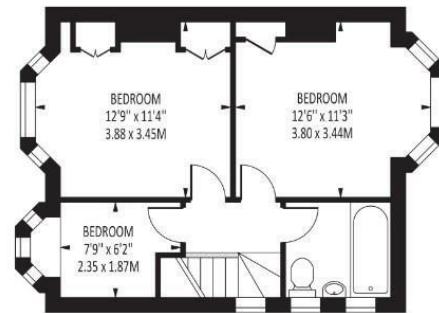


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Walsingham Gardens

Total Area: 1000 SQ FT • 92.86 SQ.M
(Including Garage)
Garage Area: 159 SQ FT • 14.80 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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	58	
(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.

