



Walsingham Gardens, Epsom

The **PERSONAL** Agent

# £800,000

## Freehold

- Semi-Detached Home
- Five Bedrooms
- Downstairs W/C
- Integral Garage
- Spacious Kitchen/Diner
- Separate Lounge
- 87ft Westerly Aspect Garden
- Close to Shops, Schools & Station



The property is situated within easy walking distance of sought after local schools, parks, Stoneleigh Broadway and railway station. This cleverly extended semi detached home offers five bedrooms, spacious living accommodation and a South / West facing garden measuring 87ft in length.

The property comprises an entrance hall with access to understairs storage, downstairs W/C, 21ft front aspect living room with a bay window, built-in storage and folding doors opening to the kitchen/dining area creating the perfect entertaining space, rear aspect kitchen/dining room with patio doors opening to the garden, the kitchen comprises a range of eye and

base level units with space for Range oven and American style fridge/freezer, and a breakfast bar area.

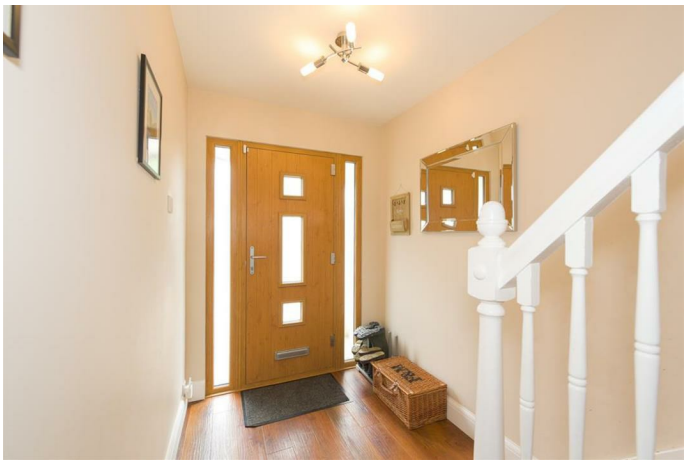
On the first floor there are five bedrooms, four doubles and a single/home office, all served by the modern family bathroom.

Outside to the front is a driveway offering off street parking leading to the integral garage which offers courtesy access to the garden. The Westerly facing rear garden measures approximately 87ft, with a paved terrace across the rear of the property, the remainder of the garden is mainly laid to lawn with mature planting.

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.







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	

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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.

