



Walsingham Gardens,



£565,000

Freehold

- Three Bedrooms
- Semi Detached
- Lounge / Dining Room
- Refitted Kitchen
- Modern, Stylish Bathroom
- Conservatory
- 108 Ft S/West Facing Garden
- Walk to Shops, Schools & Stn
- Potential to Extend STPP



Situated in a sought after road within walking distance of Stoneleigh Broadway, mainline railway station and excellent local schools, as well as the popular Auriol Park is this refurbished, three bedroom family home.

The property offers a spacious lounge / dining room with double doors to a conservatory and a kitchen with high quality cream units housing a range of appliances and granite work surfaces.

Upstairs are three bedrooms in a classic 1930s arrangement with two double bedroom and one single bedroom. The contemporary family bathroom has a bath with shower above and a large window allowing in plenty of natural light.

To the front of the property is a smart brick block driveway providing parking for two cars which leads to gated side access. Towards the rear is a detached single garage and an above average size garden measuring over 108ft in length with a South / West aspect.

The property also offers the potential to extend in line with other properties in the road STPP. Viewing highly recommended by 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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		59	
(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.





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