



Walsingham Gardens,



£675,000

Freehold

- Four Bedrooms
- Semi Detached
- 30ft Kitchen / Dining Room W/
- Bi Folding Doors
- 20ft Lounge
- Utility Room & Downstairs W/C
- Two Bathrooms
- 95ft South/West Facing Garden



This stunning four bedroom family home is situated in a highly sought after road in Stoneleigh, within walking distance of Stoneleigh Railway station, local shops, schools and Auriol Park.

The property has been carefully refurbished and extended, now boasting a 30ft kitchen / dining room across the rear with bi folding doors to the garden and a separate utility room and W/C.

There are also internal bi folding doors from the kitchen to the spacious lounge which sports a real wood burner set into the recessed fireplace.

Upstairs are four well proportioned bedrooms and two bathrooms including the stylish family bathroom and an ensuite shower room.

To the front of the property is a smart brick block driveway which leads to an integral garage, and to the rear a fantastic South / West facing garden measuring over 95ft, with a separate patio area next to the bi folding doors. Towards the end of the garden is a recently built, detached summerhouse with a power supply and double glazed windows.

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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Epsom Office
 2 West Street
 Epsom, Surrey KT18 7RG
 T: 01372 745 850

Ewell Office
 220 Chessington Road
 West Ewell, Surrey KT19 9XA
 T: 020 8394 1234

Stoneleigh Office
 62 Stoneleigh Broadway
 Stoneleigh, Surrey KT17 2HS
 T: 020 8393 9411

Banstead Office
 141 High Street Banstead,
 Surrey SM7 2NS
 T: 01737 333699


 sales@thepersonalagent.co.uk | thepersonalagent.co.uk

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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