



Walsingham Gardens, Stoneleigh

The **PERSONAL** Agent



# £875,000

## Freehold

- Stunning Semi Detached Family Home
- Four/Five Well Proportioned Bedrooms
- Open Plan Kitchen Dining Room
- Additional Bright Reception Room
- Two Modern Family Bathroom
- Landscaped Rear Garden With Log Cabin
- Detached Garage
- Off Street Parking For Multiple Cars



The Personal Agent are delighted to welcome to the market this beautiful and extended four/five bedroom semi detached family home, set on an extremely popular and quite residential road minutes walk from Stoneleigh Broadway.

The property itself boasts a stunning finish throughout having been carefully and thoughtful modernised and extended by the current owner and now offers a layout comprising of a open plan kitchen dining room with by folding doors out to the rear garden, an additional bright reception room, study/fifth bedroom and a modern shower room complete the downstairs layout.

While to the first floor the property offers four well proportioned bedrooms, a modern and stunning family bathroom as well as access to a large loft.

The property goes on to offer a landscaped and private rear garden, with a fantastic log cabin complete with power and lighting, additional detached garage as well as two fantastic patio area ideal for entertaining. While to the front there is off street parking for multiple cars as well as side access through to the garden.

With so much to offer we really do recommend your earliest viewing to avoid missing out on a home sure to have high levels of interest.

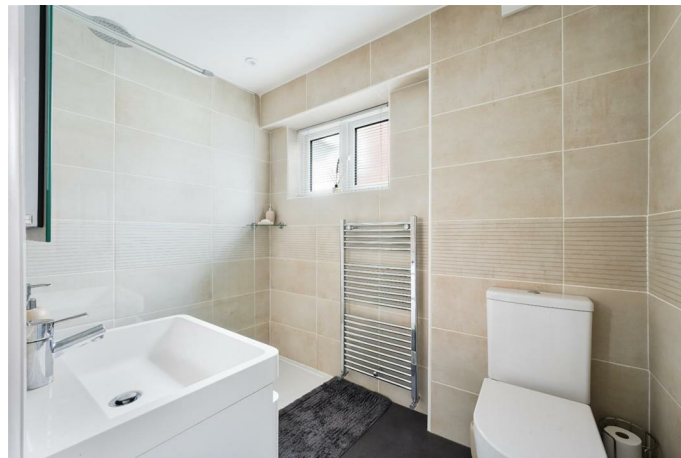
Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch 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.

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.





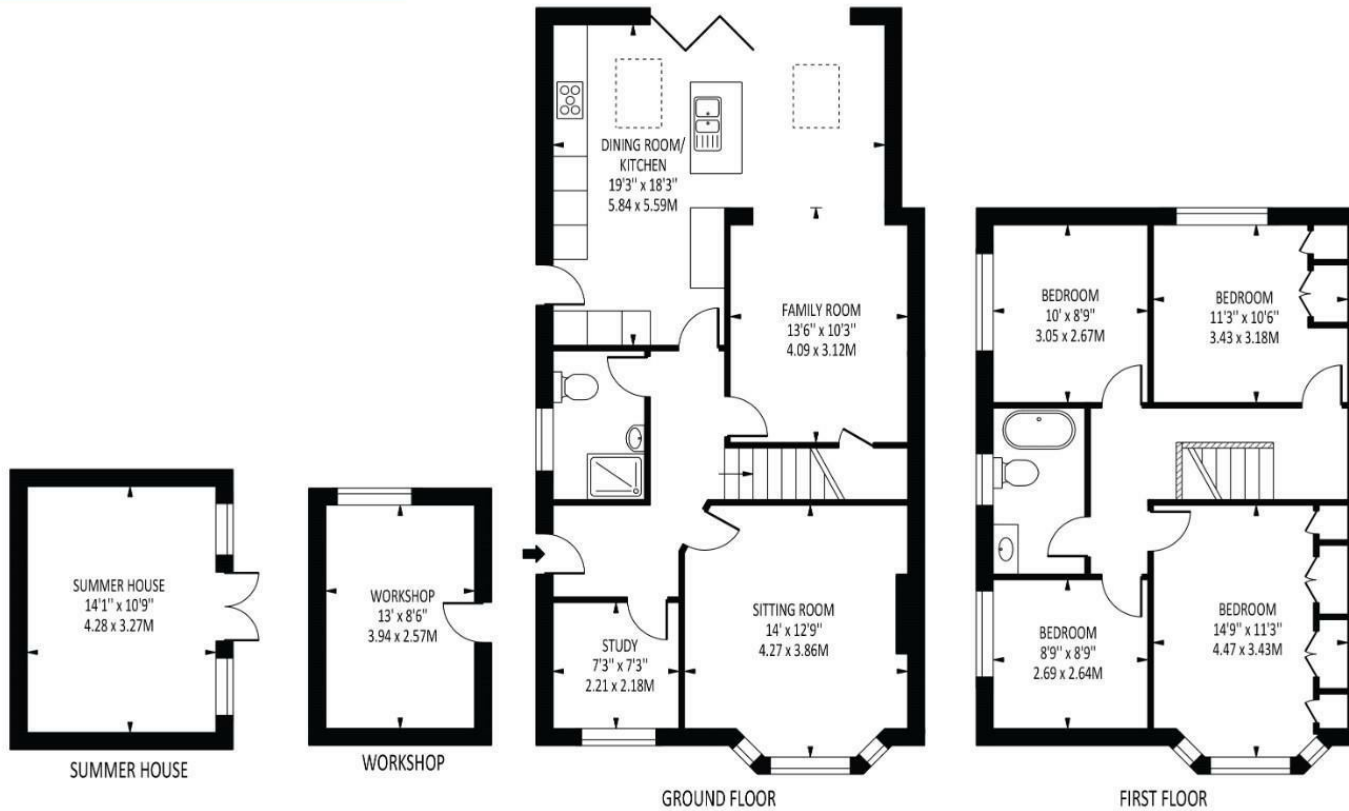




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## Walsingham Gardens

Total Area: 1675 SQ FT • 155.65 SQ M  
 (Including Summer House & Workshop)  
 Summer House Area : 151 SQ FT • 14.00 SQ M  
 Workshop Area : 109 SQ FT • 10.13 SQ M



| 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<br>2002/91/EC |           |

79

68

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 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.

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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.



