



14, Runnymede, Stone, ST15 0EL



**Asking Price £265,000**

A lovely mature detached family home, located on the popular Cherryfields development within walking distance of the town and a host of local amenities. The house has recently been refurbished from top to bottom, benefiting from a new kitchen and bathroom, carpets, floor coverings and decor throughout and is offered for sale with no upward chain. Good size accommodation featuring open plan dining kitchen with fitted appliances, separate lounge, three bedrooms and modern bathroom. The house is in a cul-de-sac location, set well back from the road with off road parking for 2/3 cars and has a detached single garage and has a pleasant enclosed lawn garden to the rear.



01785 811 800

<https://www.tgprop.co.uk>



#### Entrance hall

With upvc glazed front door and side panels, stairs to the first floor landing. Radiator

#### Lounge

Good size sitting room with window to the front of the house, modern fireplace with oak surround and flame effect electric fire. TV aerial connection. Radiator.

#### Dining Kitchen

Open plan dining kitchen with window to the rear and sliding patio windows opening to the garden. The kitchen features a range of newly installed wall & base cupboards with white high gloss cabinet doors and contrasting black granite effect work surfaces and inset sink unit. Fitted appliances comprise; stainless steel gas hob and built-under electric oven. Wood effect flooring throughout. Wall mounted gas fired combi boiler. Radiator. Pantry cupboard. Door to the side of the house.

#### Landing

Window to the side of the house, airing cupboard & access hatch to loft space.

#### Bedroom 1

Double bedroom with window to the front of the house. Radiator.

#### Bedroom 2

Double bedroom with window to the rear of the house. Radiator

#### Bedroom 3

Good size single bedroom with window to the front of the house. Radiator.

#### Bathroom

Fitted with a white suite comprising; bath with glass shower screen and electric shower over, pedestal basin & WC. Part ceramic tiled walls. Rear facing window. Radiator.

#### Outside

The house occupies a good size plot, set well back from the road with off road parking for 2 cars and a detached brick built garage. Lawn gardens front and rear and paved patio area. The house is in a cul-de-sac location 'this side' of the A34 and is within walking distance of the tow centre and leisure complex and easily accessible to local schools.

#### General Information

Services; Mains gas, water. electricity & drainage. Gas central heating.

Tenure; Freehold

Council Tax Band C

Viewing by appointment

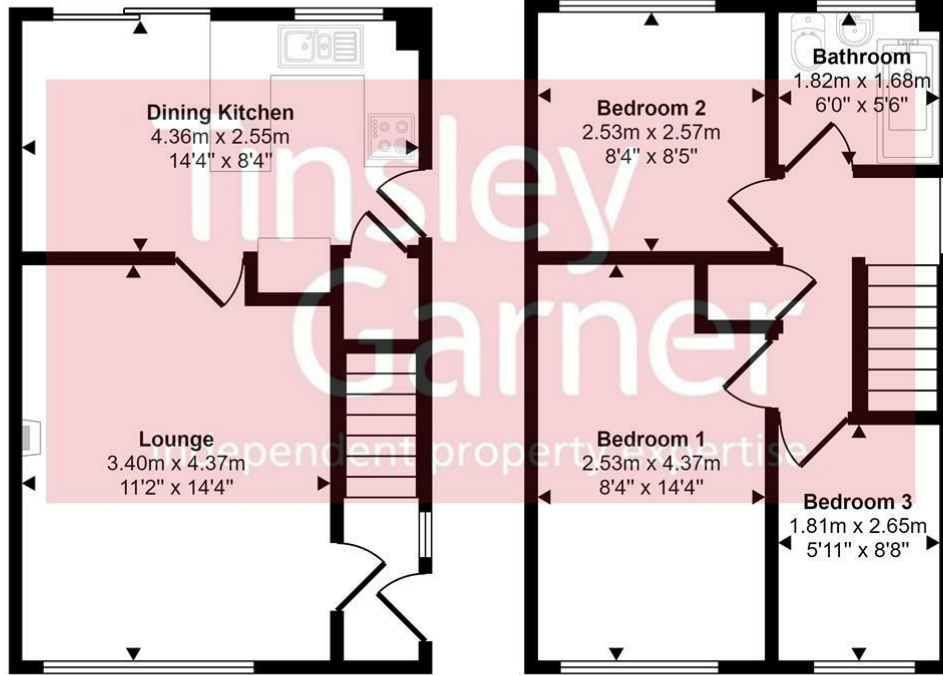
For sale by private treaty, subject to contract.

Vacant possession on completion.

Viewing by appointment



Approx Gross Internal Area  
63 sq m / 678 sq ft



Ground Floor  
Approx 31 sq m / 332 sq ft

First Floor  
Approx 32 sq m / 346 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	