



## 37 Runnymede, Stone

£250,000 Freehold



Updated three-bedroom family home in the heart of Stone, close to schools and local amenities. • Recently rewired with a new bathroom, kitchen, and fresh flooring. • The gorgeous navy kitchen-diner is both stylish and practical. • Conservatory which could be perfect for a dining room, playroom, or home office, with French doors opening to the garden. • Walking distance to shops, schools, and peaceful canal-sidewalks, with great commuter access.





Set in the heart of Stone, on the sought-after Runnymede, this beautifully updated three-bedroom family home is ready to welcome its next chapter. With a fresh, modern feel throughout, including a complete rewire, new kitchen, new bathroom, and new flooring, this is the place where your next adventure could take off running. Step inside, through the entrance hall and into the spacious living room, which features a charming bow window offering views over the private front aspect. Clever under-the-stairs storage ensures no space is wasted – everything here has a purpose! The heart of the home is the stunning navy kitchen-diner, both stylish and functional. With ample workspace, storage, and room for all your appliances, it's the perfect place to cook up something special. The adjoining conservatory adds versatility – whether as a playroom, dining room, or home office. French doors from the conservatory open onto the garden. Upstairs, you'll find three well-sized bedrooms: two generous doubles and a cosy single, currently used as a dressing room. The modern family bathroom is fresh and functional, complete with a shower over the bath. Outside, a path leads to the front porch, and side access takes you to the well-maintained rear garden, featuring a lawn, patio area, and access to a single garage – perfect for extra storage. There's also convenient parking outside the garage for one car. With Runnymede's prime location, you're within easy walking distance of Stone's vibrant amenities, including shops, excellent schools, and peaceful canal-sidewalks. Commuters will love how accessible this location is, with easy links to major routes. So, what are you waiting for? Don't let this opportunity run away from you – book your viewing today and run to Runnymede, where your perfect family home is waiting!



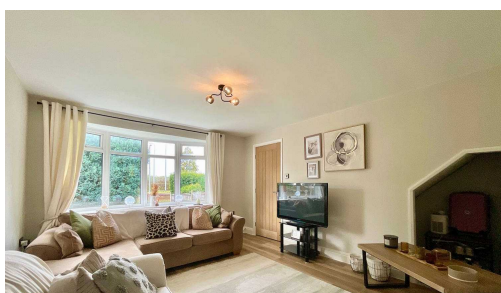


Located in Stone, this 3-bed family home on Runnymede is modern & stylish. Featuring new kitchen, bathroom, flooring, and a garage, it offers convenience and charm. Close to amenities and schools, with easy access to major routes. Book a viewing now!  
Council Tax band: C

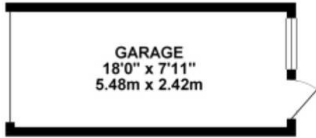
Tenure: Freehold

EPC Energy Efficiency Rating: D

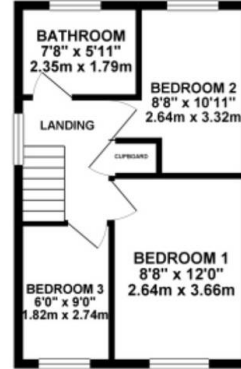
EPC Environmental Impact Rating: D



GROUND FLOOR 570.41 sq. ft.  
( 52.99 sq. m. )



1ST FLOOR 335.00 sq. ft.  
( 31.12 sq. m. )



TOTAL FLOOR AREA : 905.41 sq. ft. ( 84.12 sq. m ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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