



40 Greenfield Road, Stafford

£375,000 Freehold



Sought-after Walton on the Hill location, within walking distance of the top rated Walton High School, Oakridge Primary School, a range of shops, eateries and travel links. • Four generously sized double bedrooms including a master bedroom with its own en suite shower room and balcony, plus a family bathroom with a bath/shower duo. • Versatile downstairs layout with an open-plan lounge/diner with sliding doors, kitchen with ample cabinetry, integrated appliances and breakfast bar, plus sitting room that's ideal as a study/playroom • Private, South-facing garden with wrap around patio seating space, lush grass lawn and mature shrubbery, plus convenient side access that's ideal for bin access. • To the front, an expansive driveway provides off-road parking for several vehicles, a well-maintained grass lawn, and a single integral garage.



Step inside to an entrance hall which welcomes you with open arms and leads you directly into an open-plan lounge/diner, complete with glazed sliding doors, a featured fire surround, and plenty of room for all, this spot is perfect for relaxing with both friends and family. The kitchen currently features traditional cabinetry, contrasting worktops, integrated appliances, and a breakfast bar. Glazed French doors lead you into an additional sitting room with direct access to the garden; this is the ideal spot for working from home, a playroom for little ones, or a snug space overlooking the garden. A hall gives potential to be a separate utility space that also leads into the garage. Completing the ground floor are storage cupboards and a handy under-stairs W/C.

Upstairs, four generously sized double bedrooms make this property perfect for growing families, those looking to upsize, and anyone who wants to add their own touch on their forever home. The master bedroom offers its own en suite shower room and a balcony with beautiful garden views. The family bathroom features a bath/shower duo, sink, and W/C.

Outside, a stunning South-facing rear garden provides a lovely wraparound seating space along with a generously sized grass lawn and mature shrubberies to the rear. Convenient side access leads to the front of the home, where you'll discover an expansive driveway with off-road parking, a single integral garage, and a grass lawn.

Location

Set amidst some of Staffordshire's most beautiful countryside, village of **Walton-on-the-Hill** is amongst one of the most desirable and prestigious locations in the Stafford area. Situated on the edge of the **Cannock Chase Area of Outstanding Natural Beauty**, these villages offer a perfect balance of rural tranquillity, community spirit, and excellent connectivity.

Walton-on-the-Hill offers a similar blend of rural appeal and convenience, featuring attractive family homes, reputable schools and fall within catchment for the highly regarded Walton High School, and a friendly community feel.

Residents enjoy convenient access to **Stafford town centre**, just a few miles away, providing a full range of shops, restaurants, and leisure facilities, as well as **Stafford railway station** with direct links to Birmingham, Manchester, and London. The nearby **M6 motorway (Junctions 13 and 14)** also makes commuting across the Midlands and beyond straightforward.

Combining countryside elegance with modern convenience and exceptional natural surroundings, Walton-on-the-Hill represent one of Staffordshire's finest places to live.



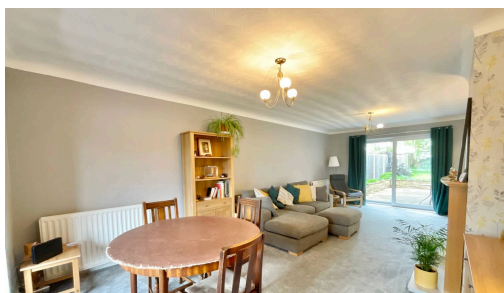
Spacious 4-bed home in Walton-on-the-Hill with master bedroom with en suite, balcony, open-plan living, garage, large South-facing garden, and driveway. Near schools, countryside, and transport links. Ideal for growing families.

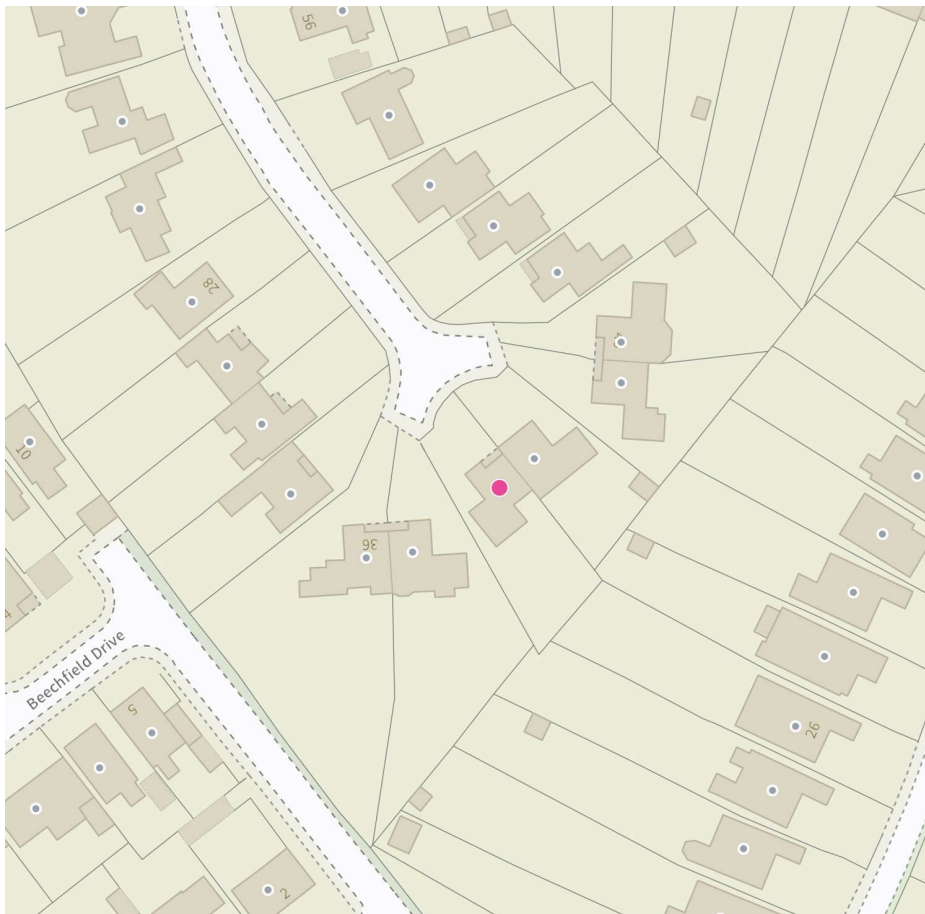
Council Tax band: D

Tenure: Freehold

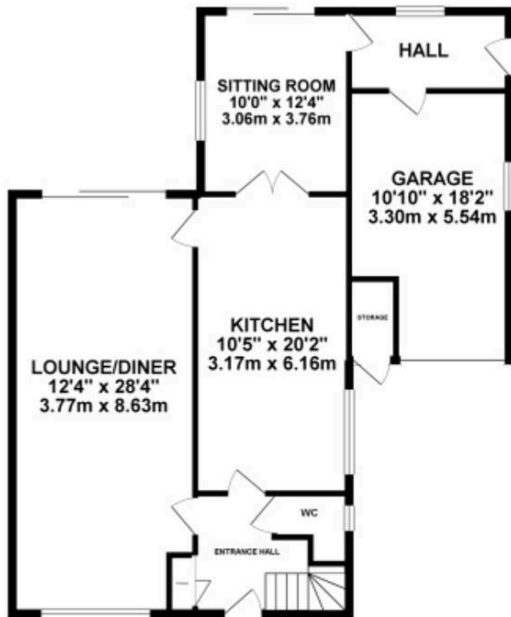
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

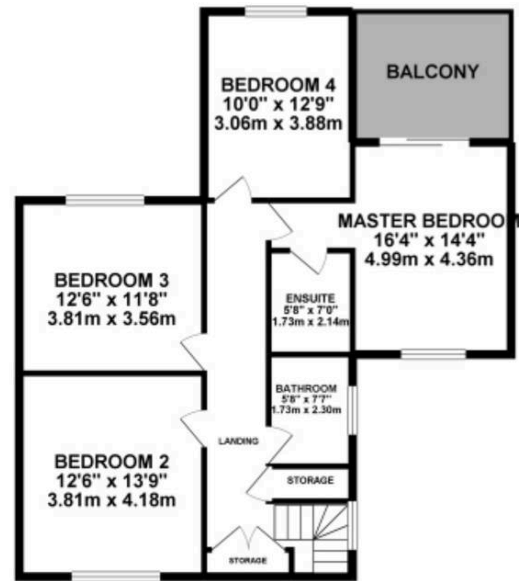




GROUND FLOOR 1022.57 sq. ft.
(95.00 sq. m.)



1ST FLOOR 852.77 sq. ft.
(79.22 sq. m.)



TOTAL FLOOR AREA : 1875.34 sq. ft. (174.22 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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