

# Elmdene, Surbiton KT5 9PW

Offers in the Region Of £495,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



## Summary:

Ivy Gate are proud to bring to the market this extremely well presented three bedroom end of terrace family home. With pretty front garden, the property comprises; porch, bright and welcoming entrance hallway leading through to the beautiful open plan and modern kitchen/diner and reception room, with double French doors allowing direct access to the private South facing garden. The garden has been extremely well landscaped with a large decked area, pathway down the right hand side and the remainder being laid to lawn. There is also a large garage at the end of the garden with mains electricity and secure fob controlled roller door that gives vehicle access from the service lane at the rear of the property. To the first floor lies two spacious double bedrooms, a single bedroom and a modern family bathroom with shower over bath. Further benefits include double glazing and gas central heating throughout. Elmdene is nestled in the Sunray estate and is located 0.4 miles walk from Malden Manor mainline railway station offering regular direct links to London Waterloo within 30 minutes. For the motorist the A3 is 0.3 miles from the property and opens up the opportunity to travel in to and out of Central London. There is also easy access to a parade of shops near Malden Manor and this property sits within the catchment area of many local schools, both primary and secondary.

**Open Plan Living Accommodation**

**Large South Facing Garden**

**No Chain**

**Garage**

**Mains Gas & Electric. Council Tax: D, EPC: D**

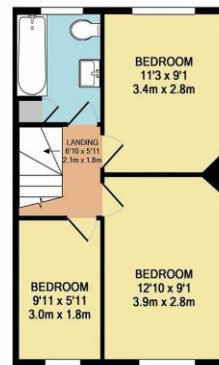
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GROUND FLOOR  
APPROX. FLOOR  
AREA 504 SQ.FT.  
(46.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 381 SQ.FT.  
(35.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 885 SQ.FT. (82.3 SQ.M.)

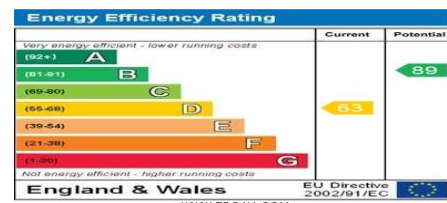
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Tenure: Freehold

Council Tax: D

Local Authority:

EPC Rating: D



### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.