



Elmwood Drive, Stoneleigh

The **PERSONAL** Agent

Price Guide £675,000

Freehold

- Attractive Semi Detached House
- Blocked Paved Driveway
- Downstairs Cloakroom
- Two Reception
- Double Aspect Kitchen
- Three Double Bedrooms
- Family Bathroom
- Well Established Level Rear Garden
- Detached Garage
- No Onward Chain



An attractive three bedroom bay fronted semi detached house with driveway, detached garage and large well established level rear garden offering further potential for extension S.T.P.P situated in a highly sought after residential road in the popular village of Stoneleigh. Offered to the market with No Onward Chain.

You approach the home via a well stocked lawned front garden with blocked paved driveway providing off road parking for several cars with secure wooden double gates leading to a detached garage. Covered front entrance with door to the hallway with stairs to the first floor landing, a handy downstairs cloakroom

and doors to all rooms.

The ground accommodation consists of two good sized reception rooms; a lounge with original feature fireplace with double glazed bay window to the front aspect and a separate dining/family room with sliding patio doors to a sun lounge which overlooks and leads out to a secluded rear garden.

The kitchen is double aspect with double glazed window to the side and door to the rear garden and is fitted with a matching range of floor and wall mounted units incorporating worktops with inset sink and drainer and space for kitchen appliances.

Upstairs there are three double bedrooms all with double glazed windows and radiators and family bathroom with separate W.C.

The south facing rear garden is a particular feature of the home and is level and secluded, laid mainly to lawn and well stocked with plants, trees and shrubs. There is a green house, workshop and wooden timber shed and there is potential for further extension to the side and across the rear subject to planning permission.





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Total Area: 1417 SQ FT • 131.65 SQ M
(Including Garage)
Garage Area : 157 SQ FT • 14.63 SQ M



Disclaimer: For Illustration Purposes only

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.

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

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333699

LETTINGS & MANAGEMENT

163 High Street
Epsom, Surrey, KT19 8EW
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
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