



Elmwood Drive, Stoneleigh

The **PERSONAL** Agent

Offers In Excess Of £710,000 Freehold

- *** VENDOR SUITED ONWARD ***
- Ample Driveway + Attached Garage/Workshop.
- Entrance Hall
- Two Good Sized Reception Rooms
- Spacious Fully Fitted Kitchen
- Three Double Bedrooms
- Spacious Family Bathroom
- Stunning 150' Level Rear Garden
- Sought After Residential Road
- Attractive Semi Detached House

*** VENDOR SUITED ONWARD ***

A charming three bedroom semi-detached house that is sure to capture your heart! This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three double bedrooms, there's plenty of space for the whole family to unwind and make lasting memories.

The house features a spacious bathroom suite with a power shower, ensuring a refreshing start to your day. The boiler is only 5 years old and serviced annually with new radiators and thermostatic radiator valves provides efficient heating throughout the home, giving you peace of mind during the colder months. Additionally, the water softener adds a touch of luxury to your daily routine, leaving your skin and hair feeling silky smooth.

One of the standout features of this property is the attached



garage/workshop, offering ample storage space or the opportunity to indulge in DIY projects with scope for extension above and to the rear.

Outside, the expansive garden measuring 150' x 50' wide approx and provides a picturesque setting for outdoor gatherings, gardening enthusiasts, or simply basking in the sunshine on lazy afternoons.

Located in the sought-after area of Stoneleigh, this property combines comfort with convenience, being close to local amenities, schools, and transport links. Don't miss out on the chance to make this house your home - book a viewing today and step into a world of endless possibilities at Elmwood Drive!

Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools

within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Epsom with its range of shops, restaurants, sports facilities, mainline railway station and theatre, as well as the Epsom Downs Racecourse which hosts the world renowned Derby Day is close by. Kingston offering a more comprehensive range of shops is also a short drive away.

Tenure - Freehold.





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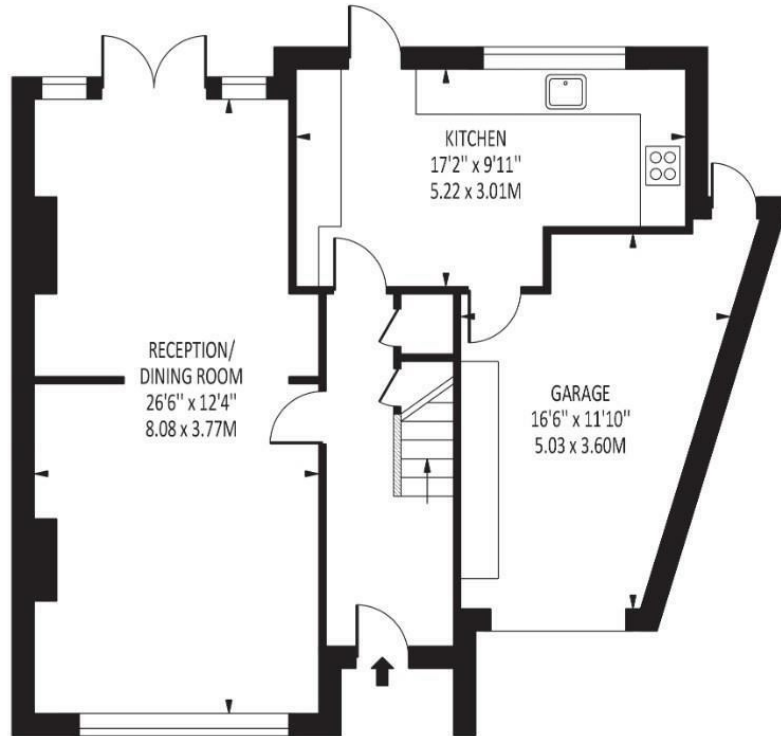


Elmwood Drive

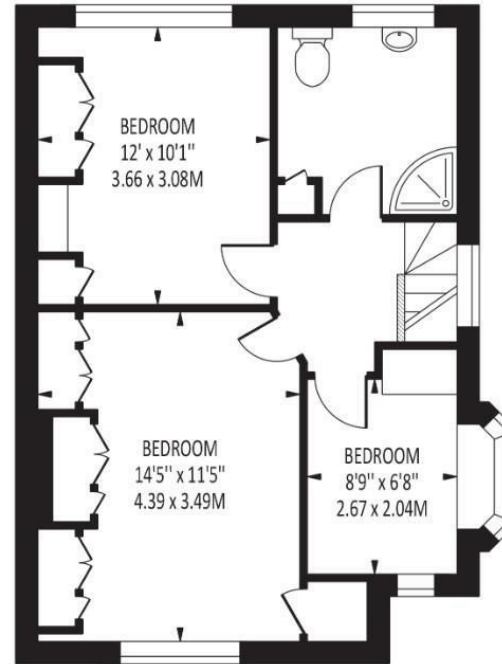
Total Area: 1227 SQ FT • 114.00 SQ M

(Including Garage)

Garage Area: 162 SQ FT • 15.06 SQ M



GROUND FLOOR



FIRST FLOOR

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		67
(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 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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