



Elmwood Drive, Stoneleigh

The **PERSONAL** Agent

Offers In Excess Of £675,000 Freehold

- Semi Detached Family Home In Stoneleigh
- Enclosed Porch and Traditional Entrance Hall
- Lounge with Bay Window To Front
- Dining/Family Room
- Double Glazed Conservatory
- Fully Fitted Kitchen and D/s Cloakroom
- Three Bedrooms and Family Bathroom
- Master Bedroom with Ensuite
- Well Established and Secluded Rear Garden
- Driveway and Detached Garage

This attractive four bedroom semi detached family home with private driveway and a beautiful well established level rear garden and has been extended into the loft to create a lovely family home offering an impressive 1800 sq ft of living space which includes a detached garage.

This charming property is located in a popular residential road close to Stoneleigh Broadway and the historic Nonsuch Park.

Homes in this desirable area are highly coveted due to their aesthetically pleasing appearance and superb extension potential allowing the next custodian to create the home of their dreams and there is plenty of inspiration nearby, as neighbouring properties have already undergone extensive refurbishments that are visually impressive and contribute to the upmarket feel of the area.

You enter the home via a traditional entrance hall with stairs to the first floor landing and doors off to two large receptions



rooms, which include a living room which is centred around a feature fireplace and large bay window to the front aspect and dining/family room which leads onto a bright and airy conservatory with views and direct access to the rear garden.

The kitchen is fully fitted with plenty of worktop space and provides access to the outside and detached garage.

Upstairs there are three well proportioned bedrooms and a family sized bathroom and the loft has been converted into a master bedroom with ample eaves storage space and a modern ensuite shower room.

Outside the rear garden provides a peaceful retreat and is a gardeners dream with mature lawn and flowerbeds. To the side is a detached garage providing plenty of space for a side and rear extension subject to planning permission.

Homes of this original style and potential are becoming a rarity, so please get in-touch, should you wish to make this your family home for years to come.

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
Council tax band - E

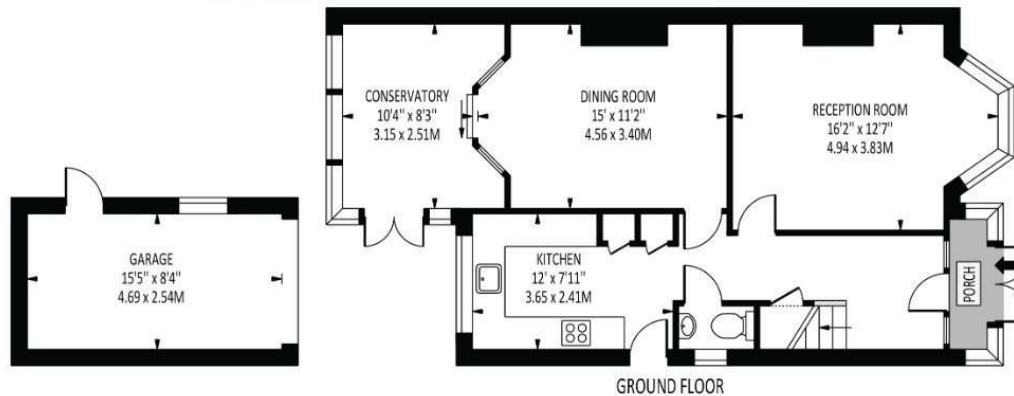
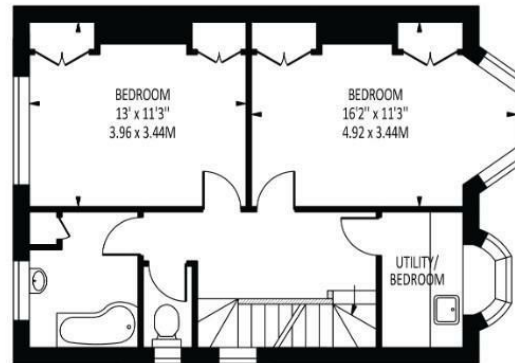
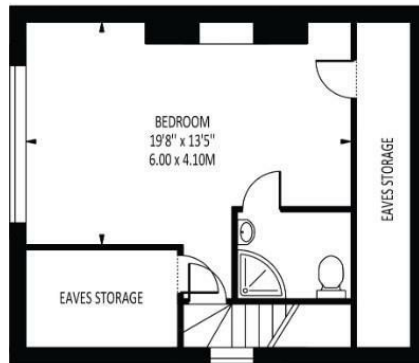




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Total Area: 1815 SQ FT • 168.64 SQ M
(Including Eaves Storage & Garage)
Eaves Storage Area : 119 SQ FT • 11.04 SQ M
Garage Area : 128 SQ FT • 11.91 SQ M



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
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

