



Elmdene, Surbiton

The PERSONAL Agent

Offers In Excess Of £470,000 Freehold

- Beautifully presented family home
- Three bedroom end of terrace
- 22ft open plan living/dining room
- Sleek & stylish separate kitchen
- Contemporary luxury bathroom
- 75ft Southerly facing garden
- Driveway with parking to the front
- 20ft x 14ft detached garage to rear
- Close to open green spaces
- Viewing strongly recommend

The Personal Agent are pleased to present this three bedroom, end-terrace family home set within this ever popular residential road and benefitting from a Southerly facing rear garden measuring an impressive 75ft in length.

This stunning property is offered to the market in good order having been modernised throughout in recent years and is also close to good schools and moments away from the A3 for easy and practical access to central London by road.

The ground floor of this family home comprises a welcoming entrance hall, a generous 22ft through lounge/dining room with double doors leading out to



the garden, making it a great entertaining space and a sleek and stylish separate kitchen that completes the space.

The nicely balanced accommodation continues on the first floor with well proportioned two double bedrooms, and another really comfortable single bedroom. This floor is completed by the modern family bathroom equipped with jacuzzi bath and accompanying smart white suite and of course from a practical sense there is a private loft space adding storage solutions.

Outside there is a great-sized 75ft garden which enjoys the most requested of aspects, as its Southerly and gets lots of sun. The garden is mainly laid to lawn with 20ft x 14ft garage to the rear of the plot which

enjoys vehicular access and there is side access front of the property where you will find a private driveway with off street parking too.

This charming and nicely presented home is a stone's throw from Knollmead Park and children's playground, in the catchment for good local schools and is only 0.3 miles from Malden Manor station with services to London Waterloo in approximately 30 minutes.

Call our vendors sole agent to book your private showing.

Tenure: Freehold
Council Tax Band: D



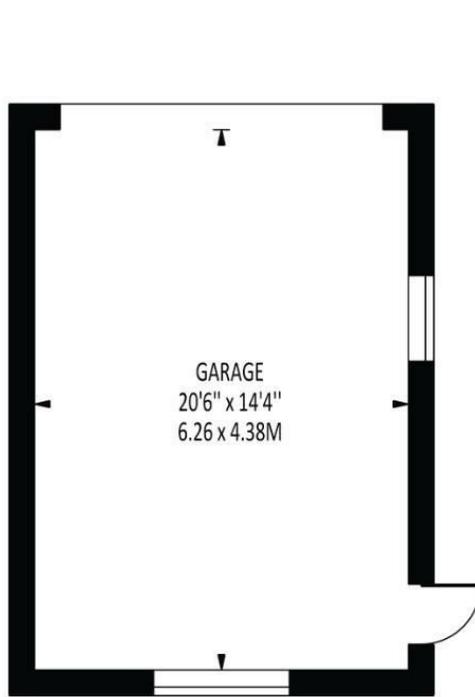


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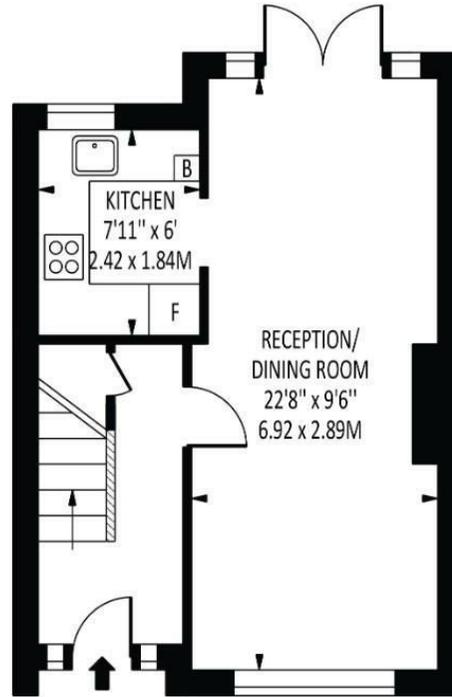


Elmdene

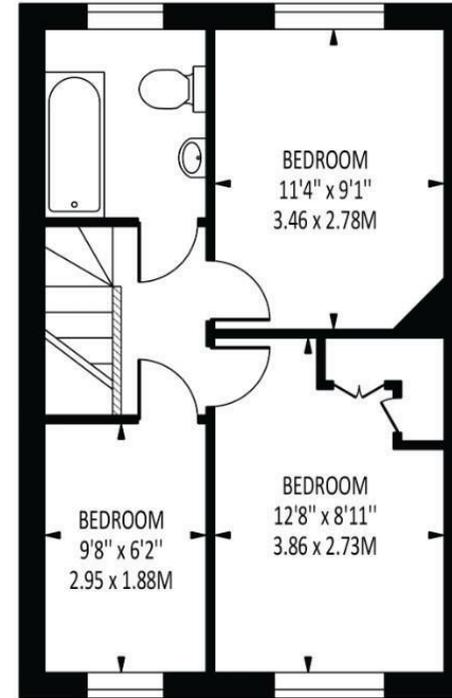
Total Area: 1005 SQ FT • 93.37 SQ M
(Including Garage)
Garage Area : 295 SQ FT • 27.41 SQ M



GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only
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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.

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