



Elm Gardens, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £485,000 Freehold

- 944 sq ft extended property
- Semi detached house
- Two double bedrooms
- 20' x 10' reception room
- 13'9 x 7'3 dining room
- 12'9 x 6'9 kitchen
- 17'9 x 6'6
- No onward chain

The Personal Agent are delighted to offer for sale this 944 sq ft two double bedroom extended semi detached house. The property benefits from a 20' x 10' reception room, 13'9 x 7'3 dining room. The property also benefits from a 17'9 x 6'6 garage and is being offered with no onward chain.

The property comprises of a hallway, reception room / dining room, separate kitchen. On the first floor there are two double bedrooms and a bathroom. Outside there is a garage and room to extend to side (s.t.p.p).



The property is set in a peaceful position well back from the road in a popular location. Well placed for local schools, access to the A217 and within walking distance of the shops, restaurants and station at Tattenham Corner. Tadworth Leisure Centre is just a few minutes' walk away. The wide open spaces of Epsom Downs are also nearby and are perfect for walking or cycling.







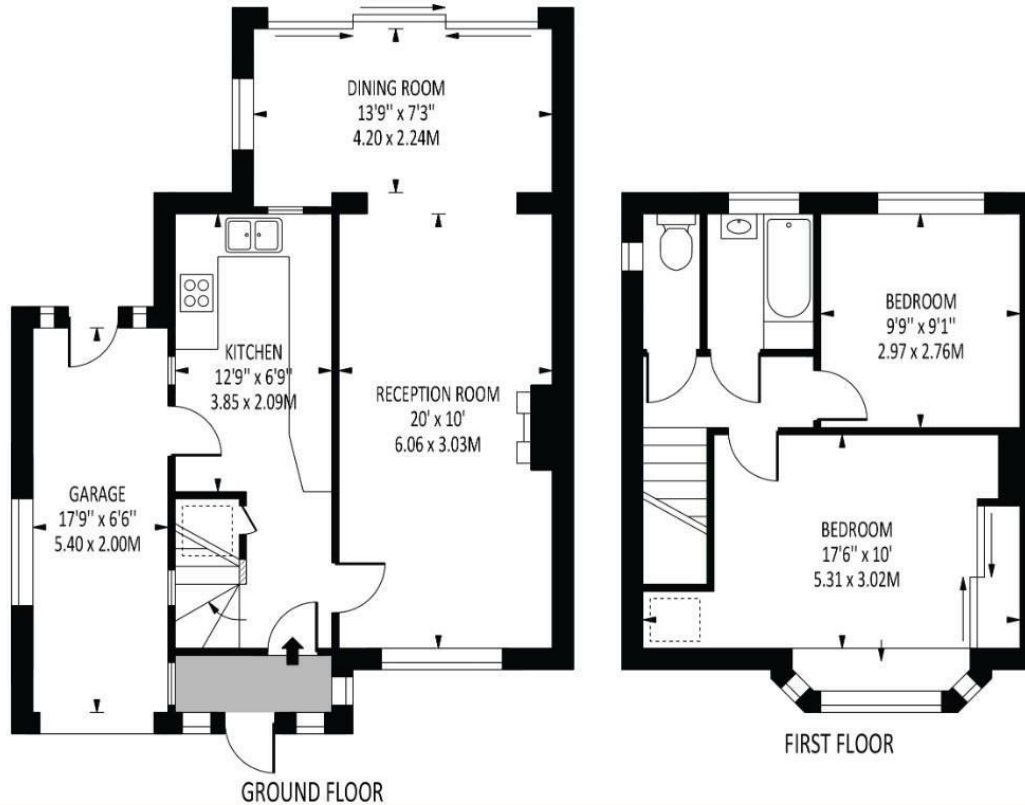


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## Elm Gardens

Total Area: 944 SQ FT • 87.70 SQ M  
(Including Garage)  
Garage Area : 116 SQ FT • 10.80 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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>66</b>		
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.



