



Elmwood Drive, Stoneleigh

The **PERSONAL** Agent

Guide Price £1,150,000

Freehold

- Modern Detached Residence in Stoneleigh
- Secure Gated Driveway with Ample Parking and Detached Double Garage
- Impressive Entrance Hall with D/s Cloakroom
- 30'10 x 12' Kitchen/Dining/Family Room and Separate Utility Room
- Separate Living Room and Study/Playroom
- Principle Bedroom With Dressing Room and En-Suite
- Three Further Double Bedrooms
- Modern and Stylish Family Bathroom
- Level and Secluded Landscaped Rear Garden
- Envious Location Close To Stoneleigh Broadway, Ewell Village and Nonsuch Park

This exceptional modern four bedroom detached family home enjoys brilliant privacy with secure gated access and ample parking with the addition of a detached double garage. Properties of this type are a rare find, especially in Stoneleigh and an early viewing is advised to secure this wonderful home for your family.

The property itself has been designed and finished to such a standard that you could move in with no need to do any work to it, as well as enjoying an incredibly well balanced layout and the garden wraps around the property to offer a tranquil retreat and a lovely space for kids to play. It's a home that is perfect for a growing family who are looking for school placements at one of the many Outstanding Schools nearby, but it may also suit a professional couple due to the proximity of the stations and the incredible entertaining spaces that this home provides. The property enjoys a deceptively spacious feel throughout and is just a short walk from both Stoneleigh Broadway and Ewell Village providing a choice of two mainline stations less than approximately 0.4 miles away. The Historic Nonsuch Park is also located at the top of the road.



From the beautiful light and welcoming central entrance hall, the wonderful feel of this property is immediate and instantly sets the tone of things to come. The impressive 30'10"x 12ft kitchen/dining/family area is the first room that you are drawn to and it's a stunning space which caters for day to day family life in every way you could wish for.

There is a beautiful and well designed kitchen with noteworthy points including high quality appliances, and a central island with quartz worktops to name but a few. The kitchen seamlessly links to defined dining and sitting areas, alongside two sets of French doors that open directly to the terrace. and a beautifully landscaped rear garden.

The living room enjoys a relaxing 'zen' like feel to it, whilst a separate study/home office provides a private space which could also be a brilliant family room. From a practical sense there is a door from the kitchen to a useful utility room, and of course there is a downstairs cloakroom which completes the ground floor.

Across the first floor are four exceptionally well-proportioned bedrooms with the master suite boasting a walk in dressing room with floor to ceiling fitted wardrobes with hanging space and

shelving and a modern ensuite shower room. Serving the remaining bedrooms is tasteful modern bathroom the perfect size for a family and visiting guests.

Outside you have secure gated access to a large driveway with a detached double garage that would also make a brilliant work from home office or home gym. The level rear garden is westerly facing and enjoys a high level of privacy with decked terrace seating areas.

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.

Tenure - Freehold
Council Tax Band: Currently 'G'





The **PERSONAL** Agent

Elmwood Driveway

Total Area: 1975 SQ FT • 183.48 SQ M
(Including Garage)
Garage Area : 329 SQ FT • 30.52 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		84
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		71
(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.



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.

