



Elmwood Drive, Stoneleigh

The **PERSONAL** Agent

Guide Price £750,000

Freehold

- Set on a premium road in Stoneleigh
- Four well proportioned bedrooms
- Bright reception room
- Open plan kitchen dining room
- Modern family bathroom and private ensuite to master
- Garden room
- Landscaped and private rear garden
- Off street parking for multiple cars
- Approximately 1,444 sq. ft. of internal accommodation
- Viewing by appointment only

The Personal Agent are delighted to welcome to the market this spacious and well presented semi detached family home set on one of Stoneleigh most desirable family roads within a short walk to both the train station and Broadway.

Set over three floors and offering approximately 1,444 sq. ft. of versatile accommodation (excluding the detached garden room), this attractive four bedroom family home provides spacious and flexible living, perfectly suited to modern family life.

The ground floor offers a welcoming entrance hall leading to two generous reception rooms, providing excellent flexibility for both everyday living and entertaining. To the rear, the fitted kitchen enjoys direct access to the garden, creating a practical layout with plenty of scope for future enhancement if desired.

The first floor comprises three well-proportioned bedrooms, including two excellent doubles and a further single bedroom that would also make an ideal nursery or home office. These



rooms are served by a modern family bathroom.

Occupying the entire second floor is an impressive principal bedroom, creating a superb main suite with the benefit of its own en-suite shower room and useful eaves storage.

Externally, the property benefits from a detached garden room measuring over 16ft in length, offering fantastic versatility as a home office, gym, studio or hobby room. The rear garden provides an ideal space for relaxing and entertaining throughout the warmer months.

Offering generous proportions throughout, flexible living accommodation and the increasingly sought-after addition of a detached garden room, this is a home that will appeal to growing families looking for space both inside and out.

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.

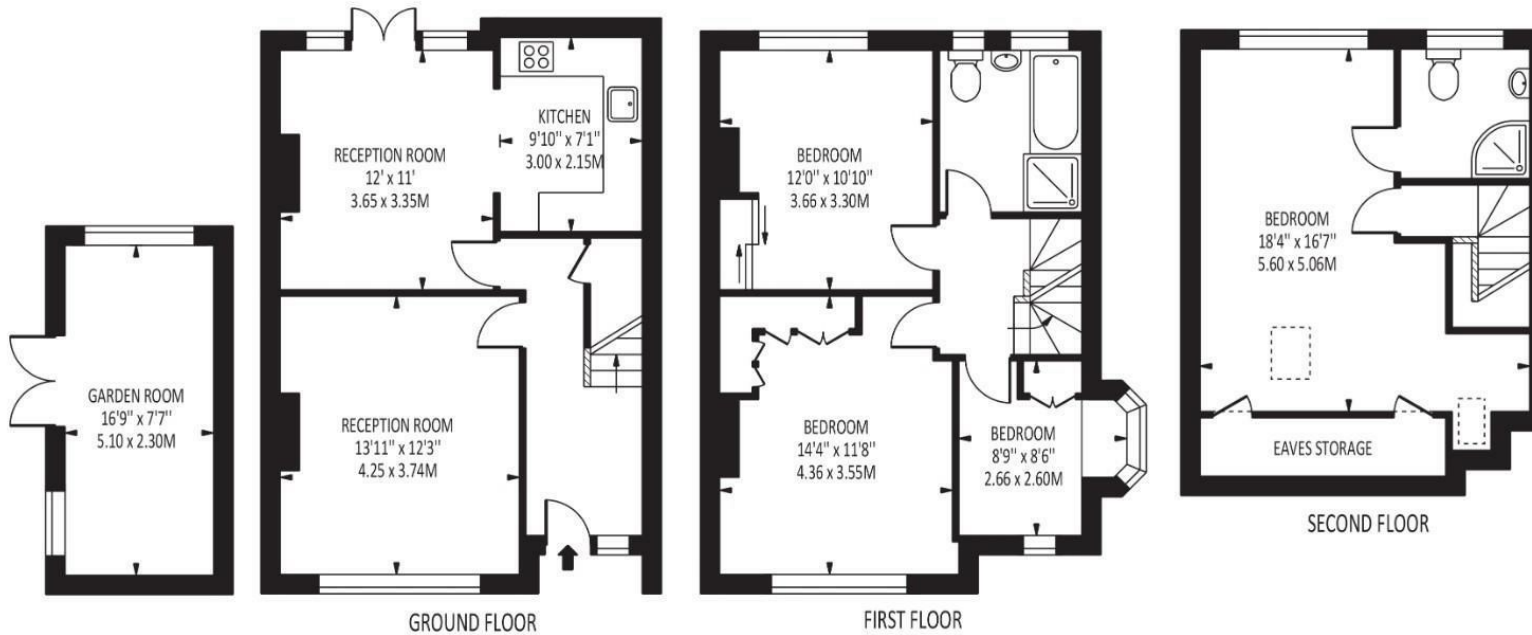
Tenure - Freehold
Council Tax Band- E







Total Area: 1444 SQ. FT • 134.19 SQ. M
(Including Eaves Storage, Restricted Height Area & Garden Room)
Eaves Storage, Restricted Height Area : 42 SQ. FT • 3.86 SQ. M
Garden Room Area : 126 SQ. FT • 11.73 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		86
(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 & KINGSWOOD 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 Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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Agent

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