



Elmwood Drive, Stoneleigh

The PERSONAL Agent

Guide Price £850,000

Freehold

- *** GUIDE PRICE £850,000 to £900,000

- Four Bedroom Family Home
- Downstairs Cloakroom + Separate Utility Room
- Lounge with Bay Window To Front
- Stunning Bespoke Kitchen With Bi- Folding Doors
- Open Plan Dining/Family Room
- Study/Playroom
- Master Bedroom With En-Suite
- Modern Family Bathroom
- Level Garden, Driveway and Integral Garage.

*** GUIDE PRICE £850,000 to £900,000 ***

A substantial four bedroom family home with driveway, integral garage and level rear garden situated in highly sought after residential road in Stoneleigh close to the historic Nonsuch Park. Viewing Highly Recommended.

The property is approached via blocked driveway leading to an integral garage and a covered front entrance with door to the hallway and a handy downstairs cloakroom.

The ground floor accommodation is perfect for family living with a roomy lounge to the front aspect with a large double glazed bay window with fitted shutters and an original art deco fireplace which adds a nice focal point to the room.

A particular feature of the property is the impressive fully fitted bespoke kitchen with matching central island which is open plan to a spacious dining/family room providing plenty of space for



entertaining with bi-folding doors across the rear aspect which overlooks and leads out to a landscaped rear garden and terrace.

Off the dining/family room is a useful utility room with space and plumbing for kitchen appliances and a door to a study or practical playroom for the kids to make their own with a personal door to the integral garage which is equipped with power and lighting which offers further potential for conversion if more living space is desired.

Upstairs there are four good sized bedrooms all with double glazed windows with an en-suite shower room to the master and a modern and spacious family bathroom for the rest of the family to enjoy.

The outside is sunny and secluded with a lawned rear garden with a raised terrace seating area with brick built outdoor kitchen/bar under a tiled pitched roof with access to the utility room.

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.



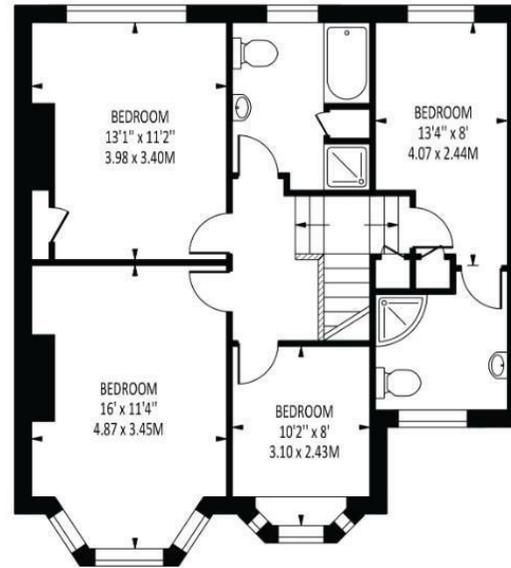
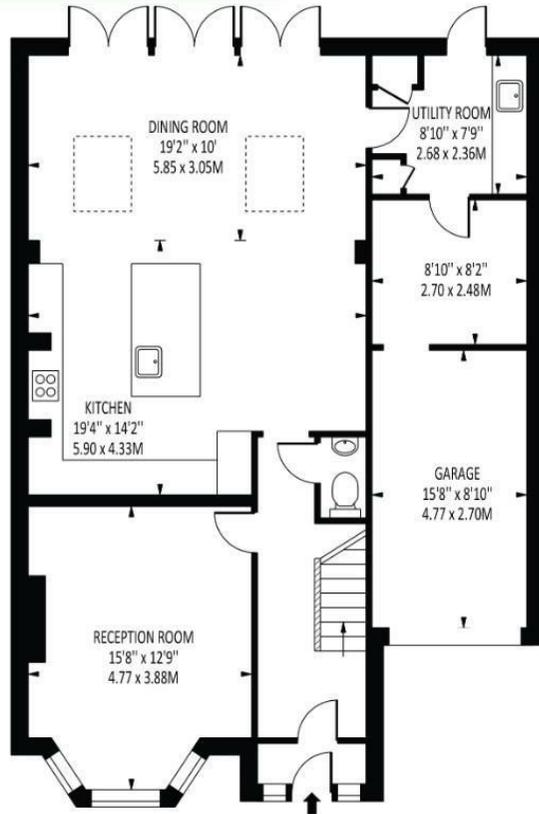


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Total Area: 1805 SQ FT • 167.65 SQ M
(Including Garage)
Garage Area : 139 SQ FT • 12.88 SQ M



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		
(81-91)	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

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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.



KITCHEN NOTES

1. 1/2 cup flour
2. 1/4 cup sugar
3. 1/4 cup butter
4. 1/4 cup milk
5. 1/4 cup oil
6. 1/4 cup honey
7. 1/4 cup vanilla
8. 1/4 cup lemon juice
9. 1/4 cup orange juice
10. 1/4 cup lime juice

DIGESTO
LA SORU
BISCUTI
ROSIALI

