



Elmwood Drive, Stoneleigh

The **PERSONAL** Agent



# Guide Price £700,000

## Freehold

- Attractive semi detached family home
- Private driveway and detached garage
- Enclosed entrance porch with hallway and downstairs cloakroom.
- Separate Lounge with large bay window
- Open plan kitchen/dining room
- Conservatory/sun lounge
- Three well proportioned bedrooms
- Modern family bathroom
- Well established level rear garden
- Sought after residential road in Stoneleigh

A wonderful opportunity to acquire a three bedroom semi detached family home with detached garage and well established level rear garden. The property offers superb extension potential STPP and is situated in sought after residential road close to the historic Nonsuch park and Stoneleigh Broadway and Station.

Homes in this desirable area are highly coveted due to their aesthetically pleasing appearance and superb extension potential, allowing the next custodian to create the home of their dreams and there is plenty of inspiration nearby, as neighbouring properties have already undergone extensive refurbishments that are visually impressive and contribute to the upmarket feel of the area.

As soon as walk in you are greeted by a bright and spacious entrance hall with a staircase to the first floor landing and there is also access to a handy downstairs cloakroom.



On the ground floor you have a separate lounge with a large bay window to the front aspect and to the rear there is a modern fully fitted kitchen with black granite worktops and matching breakfast bar providing plenty of room for the family to relax and perfect for entertaining guests. From here french doors lead to a large conservatory with wonderful views and access to the rear garden.

Upstairs the property also shines with three generously sized bedrooms and a large family room and the loft space offers further potential for conversion, subject to planning permission.

Outside, the garden provides a picturesque setting for outdoor gatherings and is perfect for gardening enthusiasts. The detached garage is fully equipped with power and lighting and is accessed via secure wooden double gates and a covered carport.

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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## Elmwood Drive

Total Area: 1383 SQ FT • 128.46 SQ M  
(Including Garage)  
Garage Area : 136 SQ FT • 12.59 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>85</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.



