



Elmwood Drive, Stoneleigh

The PERSONAL Agent

# Guide Price £950,000

## Freehold

- Modern Detached Residence In Sought After Location
- Entrance Hallway with D/s Cloakroom
- Bright and Spacious Sitting Room
- Dining Room/Sun Lounge
- Family Room/Study
- Modern Fully Fitted Kitchen
- Four Double Bedrooms
- Modern Family Bathroom and Ensuite
- Private Driveway with Integral Garage and Level Rear Garden
- Close To Stoneleigh Broadway and Nonsuch Park

A modern and stylish four bedroom detached family home built in 1997 offering well balanced accommodation with private driveway, integral garage and level rear garden. The property is located in a sought after residential road close to Stoneleigh Broadway and Station with fast service into Central London. An early viewing is advised as detached homes in this location don't come up for sale very often.

The well designed and balanced accommodation provides the perfect layout for family living, with defined reception areas that seamlessly flow into each other perfect for entertaining, social occasions and most importantly, day to day life.

The property provides 1489 sq. ft of total accommodation with newly a refurbished kitchen and bathrooms and from a practical sense is within close proximity of Stoneleigh Broadway, Ewell Village and the historic Nonsuch Park.

As soon as you step foot into the welcoming entrance hall, the



feeling of space is immediate and this fine home provides a modern and stylish feel.

The property offers spacious accommodation that has been extended with the addition of a sun lounge/dining room whilst still providing significant scope to extend further if desired, subject to the usual planning consents.

It has been designed to provide the perfect layout for modern family living with three spacious reception rooms comprising a spacious lounge, dining room/sun lounge and a separate family room/study that complement each other making an ideal home that is perfect for entertaining, social occasions and most importantly, day to day family life.

Upstairs there are four generously sized bedrooms being served by a modern family bathroom all accessed off a bright and spacious landing and the master benefits from an ensuite shower room.

Outside the property also shines and benefits from a well-maintained frontage with an attractive brick block driveway, creating the ultimate first impression. In addition there is a useful integral garage as well as a rear garden which is wonderfully private and perfect for young families and keen gardeners.

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: G

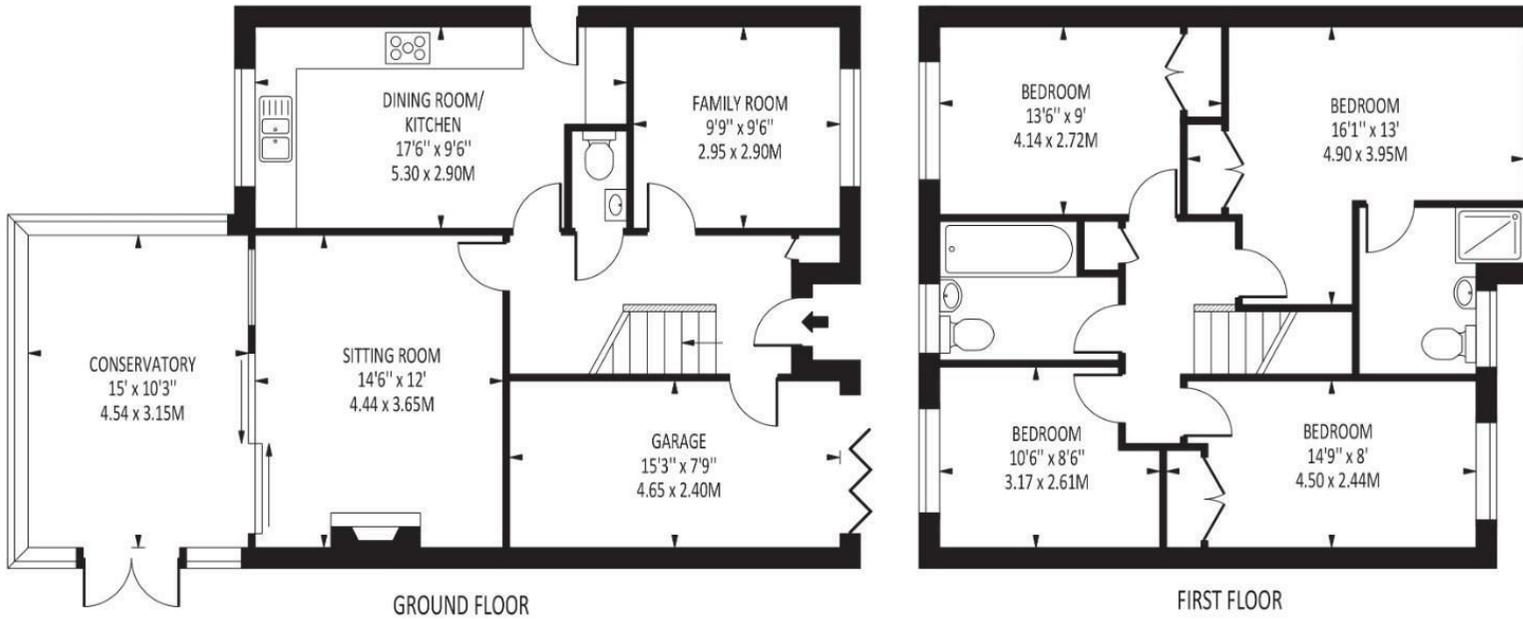




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Total Area: 1489 SQ FT • 138.29 SQ M  
(Including Garage)  
Garage Area : 120 SQ FT • 11.16 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	<b>78</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only

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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.

