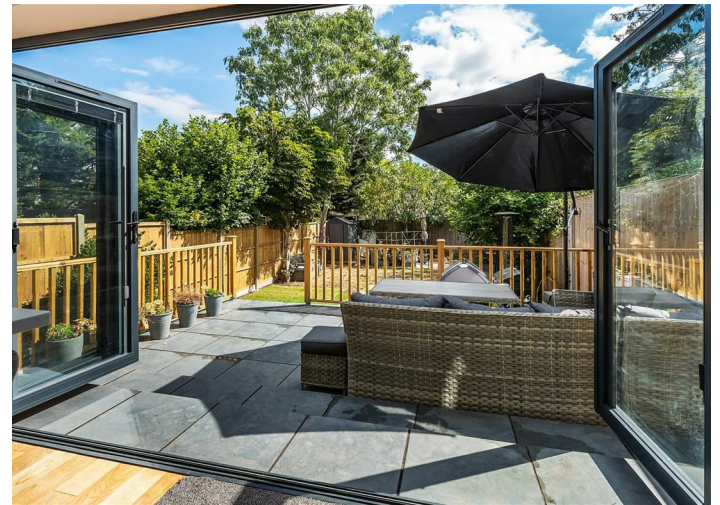




Elmwood Drive, Epsom,
Offers In Excess Of £825,000 - Freehold



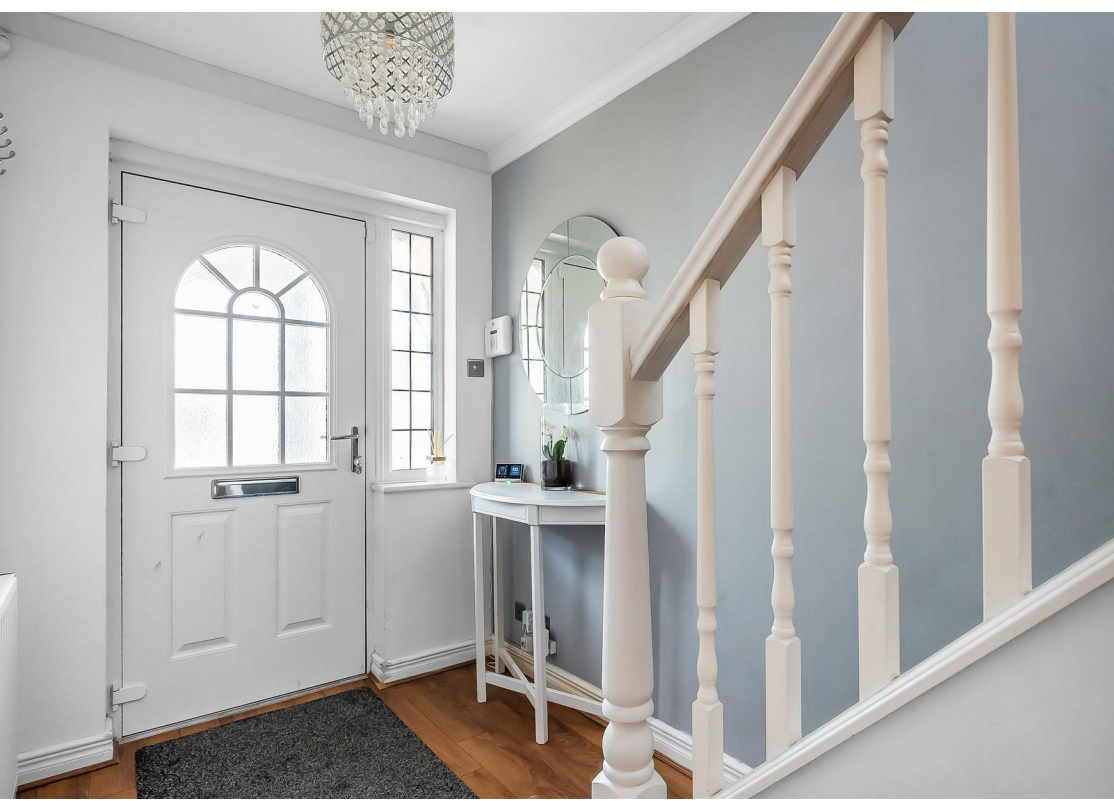
**WILLIAMS
HARLOW**











Williams Harlow Cheam – Tucked away on a quiet, tree-lined residential road, just a short walk from Nonsuch Park and the amenities of Stoneleigh Broadway, this exceptional four-bedroom semi-detached home offers stylish, contemporary living in a highly sought-after location.

Beautifully renovated and thoughtfully reimagined by the current owners, the property features four generous bedrooms, three luxurious bathrooms, high-quality fittings, and an impeccable finish throughout.

Having already been extended with both a loft conversion and a rear extension, the home provides spacious, versatile accommodation, allowing any purchaser to move straight in and enjoy. Further benefits include no onward chain, making this an ideal choice for those seeking a smooth and straightforward purchase.

The Property

Finished to an exceptional standard throughout, this beautifully presented home has been thoughtfully reimagined by the current owners, with no expense spared in creating a stylish and luxurious family residence.

Stepping inside, you are immediately welcomed by wood flooring, setting the tone for the quality found throughout the property. To the front, the contemporary living room is both inviting and sophisticated, featuring a striking wood-burning stove as its focal point, while the large bay window floods the room with an abundance of natural light.

Continuing through the ground floor, there is a beautifully appointed shower room, providing excellent practicality for guests or multi-generational living. To the rear of the property, the home opens into a spectacular open-plan kitchen, dining and family space. Undoubtedly the heart of the home, this impressive extension boasts engineered oak flooring, premium work surfaces, a substantial central island, underfloor heating, and expansive aluminium bi-fold doors that seamlessly connect the indoor living space with the sheltered rear garden.

Complementing the kitchen is a separate utility room, offering valuable additional storage and keeping everyday appliances neatly out of sight.

The first floor comprises three well-proportioned bedrooms, including two generous doubles and an excellent third bedroom, ideal as a child's room, home office or nursery. These are served by a beautifully finished family bathroom, fitted with high-quality contemporary fixtures.

Occupying the top floor is a superb principal bedroom suite, created through a thoughtfully designed loft conversion. Bright and spacious, this

impressive retreat benefits from a stylish en-suite shower room, providing a peaceful and private sanctuary away from the rest of the home.

Outdoor Space

A rear garden measuring circa 70ft creating an oasis like environment complete with arbour, seating areas and patio. Lots of off street parking to the front. Side access between the two.

Local Area

Nonsuch Park is a dominant feature and for good reason; community events, miles of open parkland and grounds, manor house and adjoining Cheam park right on your doorstep. Ewell Village is a quaint Surrey highstreet with the choice of two train stations (Southern and South Western Lines), Stoneleigh a smaller highstreet and train station on the same line as Ewell West. Local schooling is excellent and highly sought after. Kingston and Epsom are only short drives, Worcester Park and Cheam even closer.

Why You Should Buy

A superb house which has been done to really high spec with beautiful rear extension and luxury fittings throughout. Also with the additional benefit of being a mere 5 minute walk away from Nonsuch Park is any buyer's delight with open green spaces and tree lined residential roads with a station nearby with direct trains into Waterloo and great schools nearby it is ideal for families.

Local Schools

- Ewell Castle School Independent School ISI:
0.4 miles
Ewell Grove Primary and Nursery School State School Ofsted: Good
0.6 miles
St Clement's Catholic Primary School State School Ofsted: Good
0.5 miles
Nonsuch Primary School State School Ofsted: Good
0.7 miles
Meadow Primary School: State: Ofsted: Good
0.8 miles
Nonsuch High School For Girls: State
1.0 miles

Local Transport

- Trains
• Stoneleigh Station 0.5 miles
• Ewell West Station 0.6 miles (Waterloo)
• Ewell East Station 0.8 miles (Victoria and London Bridge)
Buses:

- 293- London Road/ Morden Station to Epsom Hospital via London Road 406
London United Epsom, Ewell, Tolworth, Surbiton and Kingston 418
London United Kingston, Surbiton, Tolworth, West Ewell and Epsom 467
London United Epsom, Ewell, West Ewell, Copt Gilders Estate, Chessington and Hook

Features

- Four Bedrooms - Semi Detached- Off Street Parking- Three Bathrooms- Open Plan Kitchen Extensions- Large Bifold Doors Connecting Garden

Benefits

- Close To Nonsuch Park- No Onward Chain- Close to Stoneleigh Broadway- Underfloor Heating in Kitchen- Large Bifold Doors Connecting Garden- Loft Extension- Modern Open Plan Kitchen Extension- Off Street Parking

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D AND E

Why Williams Harlow

We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



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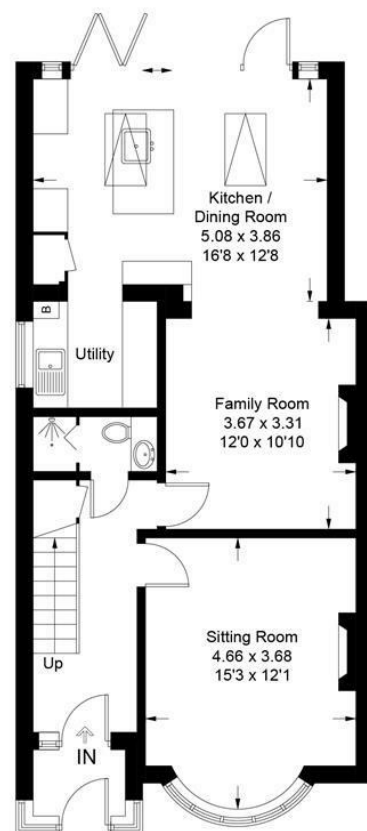
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www.williamsharlow.co.uk

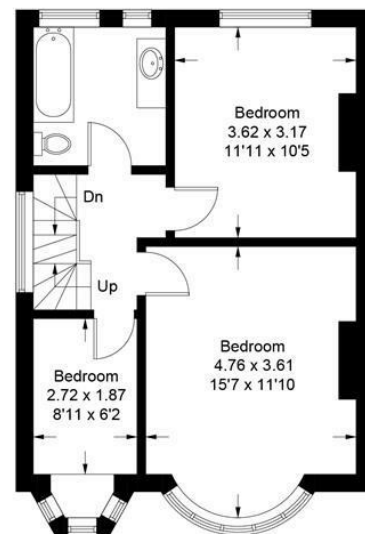
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 139.5 sq m / 1501 sq ft



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1322885)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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