



**9 Elm Way, Epsom**  
Epsom

Guide Price **£700,000**





## 9 Elm Way

Epsom, Epsom

Immaculate 4-bed semi-detached house in sought-after area. Modern kitchen, spacious living areas, large landscaped garden, garage, off-street parking. Close to schools. Ideal family home with ample space and tranquillity. Must see!

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Semi Detached House
- Four Bedrooms
- Single Garage
- Plenty of off Street Parking
- Close to Schools
- Modern Kitchen
- Large Landscaped Garden
- Garden Outbuilding
- Vendor Suited



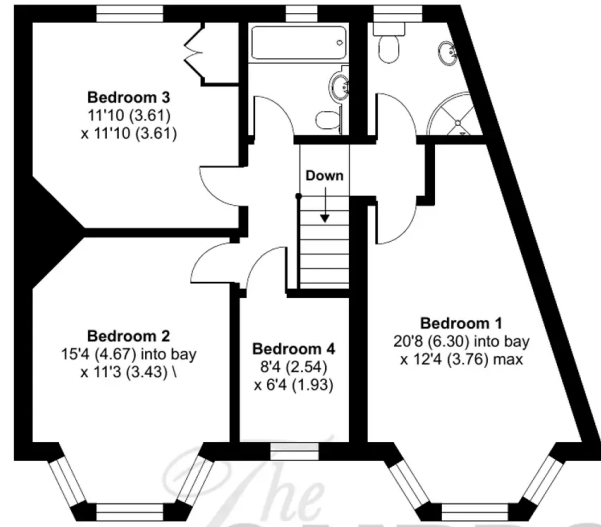
# Elm Way, Epsom, KT19

Approximate Area = 1295 sq ft / 120.3 sq m

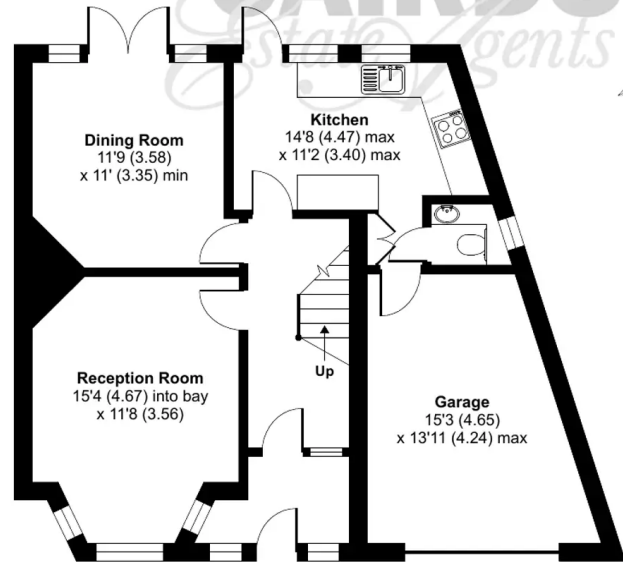
Garage = 168 sq ft / 15.6 sq m

Total = 1463 sq ft / 135.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlcheom 2024. Produced for Cairds - REF: 1111982









## Cairds The Estate Agents

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