

**Mark Anthony**

Estate Agents



23 Aragon Avenue, East Ewell, KT17 2QL

Asking price £960,000

 4  2  2  D



23 Aragon Avenue, East Ewell, KT17 2QL

Asking price £960,000

Mark Anthony Estate Agents are pleased to be instructed as sole agents to market this spacious Gleeson built family home modernised and extended by our clients to an exceptionally high standard.

The property is situated within the highly regarded Nonsuch Estate, ideal for East Ewell Mainline station with links to London Victoria and London Bridge. Ewell Village is close by providing excellent local shops, restaurants, and Ewell West Mainline station with services to London Waterloo.

As soon as you enter the property you will immediately get a sense of how immaculately presented the accommodation is. The accommodation comprises of a spacious and welcoming entrance hallway with oak wood flooring, which is a theme through the ground floor, downstairs W.C, double aspect lounge and separate rear aspect dining room. The quality fitted kitchen with integrated appliances and range style cooker is situated to the rear of the property making it easier to adapt for that all important open kitchen diner / family room (stpp). On the ground floor there is also a utility room

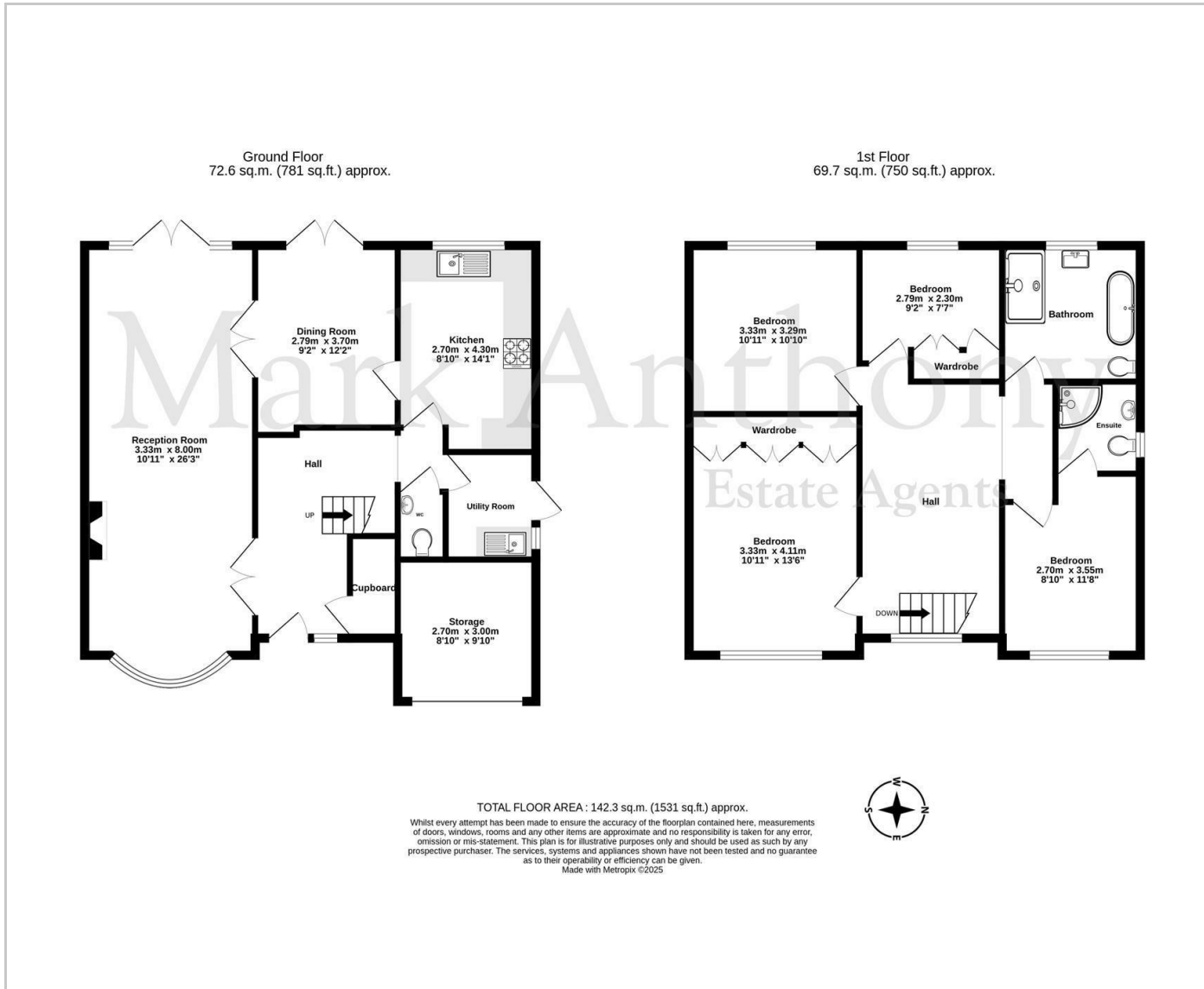
The immaculate presentation continues upstairs as the spacious galleried landing feeds the four bedrooms, two of which have built in wardrobes and two bathrooms (one ensuite).

The West facing rear garden is predominantly laid to lawn and extends to 72 ft with an expansive paved patio ideal for enjoying alfresco dining and entertaining.

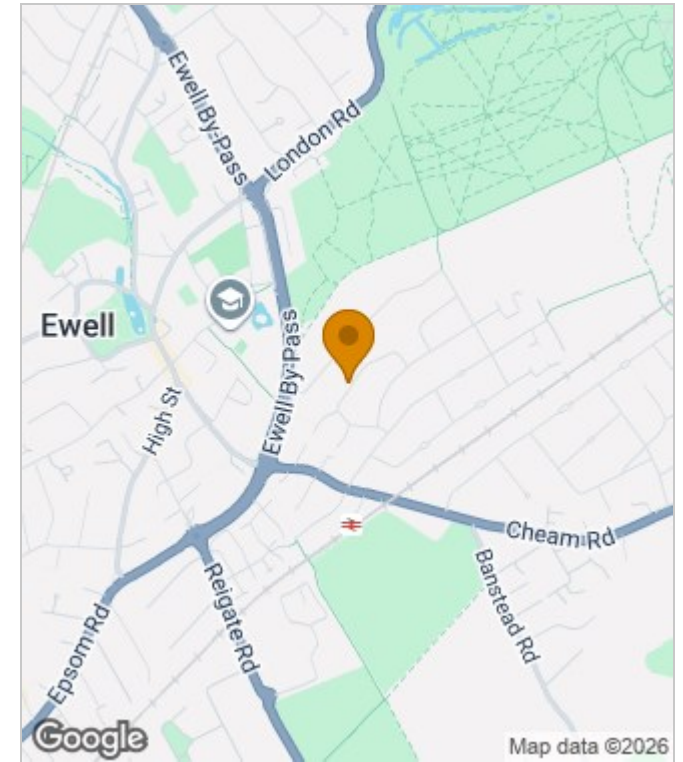
- Detached Gleeson built home, situated on the highly regarded Nonsuch Estate
- Extended and modernised to an exceptionally high standard
- Two reception rooms, four bedrooms two bathrooms
- An ideal location for Ewell Village High street and East Ewell Station (zone 6) to London Bridge and Victoria
- Quality fitted kitchen with integrated appliances and range style cooker
- Utility room and downstairs W.C
- 72 ft West Facing garden
- Viewing is highly recommended
- EPC Rating C



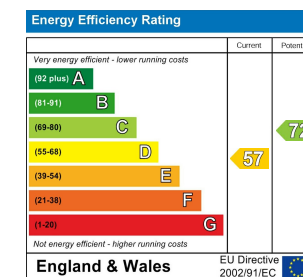
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.