

45 Heatherside Road, West Ewell, KT19 9QS

£800,000

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Mark Anthony Estate Agents are delighted to bring to the market this rarely available Halls Adjoining five bedroom semi detached house, thoughtfully extended by the current vendors to create a modern family home whilst retaining much of the charm of a period property. Situated in a sought after residential area in an enviable position for outstanding local schools, mainline station and Nature Reserves.

Upon entering, a welcoming hallway sets the tone for the residence, leading to the modern open plan through lounge that is currently configured with the reception room to the front. The deep bay window floods the room with light, and the delightful fireplace is a real feature, the rear reception / dining area offers direct access to the garden. The extended kitchen / breakfast room has been sympathetically designed by the current owners to a high standard with granite work surfaces, integrated appliances and concealed storage cupboards.

The first floor provides four well proportioned bedrooms, one currently being used as the all important home office and family bathroom. Stairs to:

The master bedroom with ample storage space and ensuite shower room.

Outside the rear garden extends to 106 ft with deep patio providing a great space for the family and entertaining. The attractive garden room offers the opportunity to spoil the family with a superb games room or could easily become the home office. To the rear is a garden equipment storage room.
This wonderful family home warrants immediate viewing.

- Rarely available Halls Adjoining five bedroom semi detached family home
- Situated in a sought after residential area in an enviable position for outstanding local schools, mainline station and Nature Reserves
- Vendor suited
- Thoughtfully extended by the current vendors to create a modern family home whilst retaining much of the charm of a period property
- Modern open plan through lounge
- The extended kitchen / breakfast room has been sympathetically designed by the current owners to a high standard with granite work surfaces, integrated appliances and ample storage
- Master bedroom with ample storage space and ensuite shower room
- Rear garden extends to 106 ft with deep patio providing a great space for the family and entertaining
- Viewing highly recommended
- Epc Rating: D

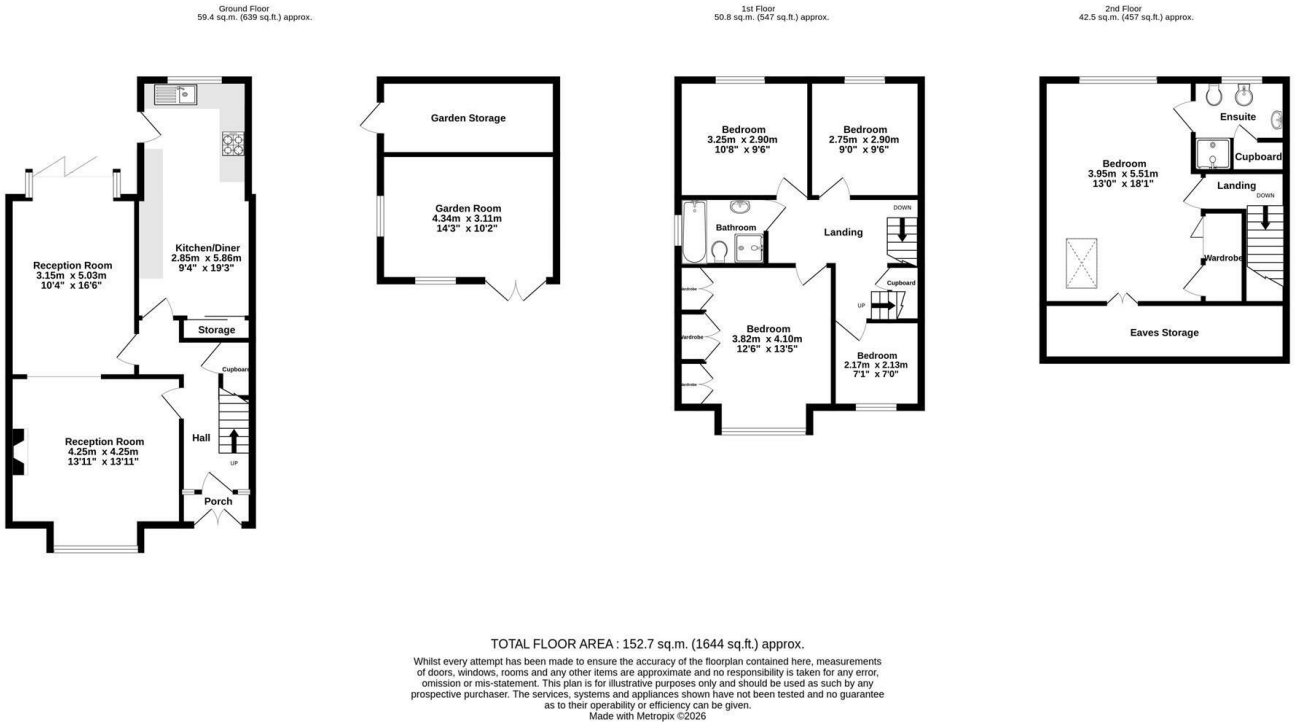








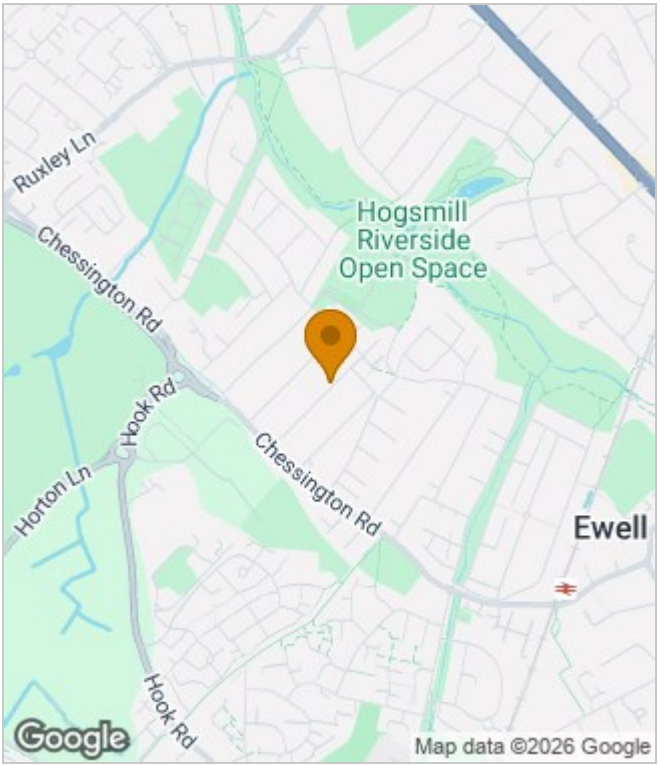
Floor Plans



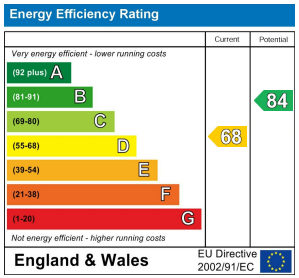
TOTAL FLOOR AREA : 152.7 sq.m. (1644 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Performance Graph



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