

Mark Anthony

Estate Agents



5 Cleves Avenue, East Ewell, Surrey, KT17 2QZ

£850,000



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Mark Anthony Estate Agents are pleased to market this three double bedroom (could easily be converted to four bedrooms) Gleeson built family home situated in the highly regarded Nonsuch Estate which is 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.

The accommodation on the ground floor comprises of an entrance porch, hallway, downstairs cloakroom, kitchen and L shaped lounge diner.

On the first floor there are three good size bedrooms, with built in wardrobes or storage and a family bathroom.

A feature of this Gleeson home is the master bedroom which can be divided to create a fourth bedroom.

The Southerly aspect rear garden measuring approximately 65 ft long by 45 ft wide and is predominantly laid to lawn providing a fantastic family entertaining space. The 40 ft frontage means the property is well set back and the block paved driveway provides plenty of parking for you and your guests.

The property also features a garage, recently installed gas fired radiator heating system and double glazing.

The property has potential to be extended (stpp) like many others to create a wonderful modern family home.

Viewing is highly recommended and comes to the market with no chain.

- Situated on the highly regarded Nonsuch Estate
- Three Bedroom (could be four)
- L shaped lounge diner
- Fitted wardrobes and storage to all bedrooms
- Recently installed gas radiator heating system
- Could be extended (stpp) to create a larger modern family home
- 40 ft Frontage providing plenty of parking
- 65 ft x 45 ft Southerly aspect garden
- No chain
- Epc Rating D



Floor Plans



Cleves Avenue.

Approximate Gross Internal Area = 110 sq m / 1184 sq ft
 Garage = 13.2 sq m / 142 sq ft
 Total = 123.2 sq m / 1326 sq ft

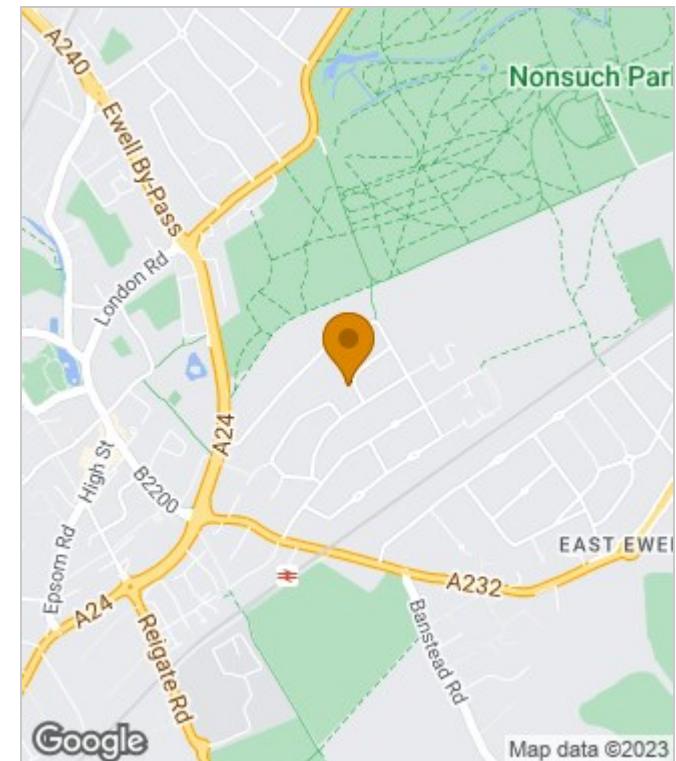


First Floor
55 sq m / 592 sq ft

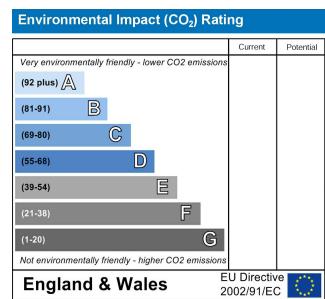
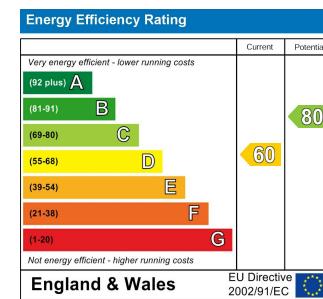
www.epc.uk.com info@epc.uk.com

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of RICS code of Measuring Practice.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.