

**Mark Anthony**

Estate Agents



46 Castle Avenue, East Ewell, Surrey, KT17 2PH  
**£1,250,000**





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Mark Anthony Estate Agents are pleased to market this immaculately presented and deceptively spacious 2764 sq ft five bedroom, three bathroom detached Gleeson built family home situated in the highly regarded Nonsuch Estate. The location 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 property is very close to pleasant walks through the historic Nonsuch Park.

The property features a welcoming reception hall with real wood flooring which is a common theme through the ground floor, a generous sized reception room leads to a 30 ft wide kitchen diner with a modern fitted kitchen and bi folding doors opening onto a decked terrace, great for entertaining and alfresco dining. There is also a separate utility room, a further reception room, plus an office and downstairs W.C on the ground floor.

On the first floor there is a master bedroom suite with dressing room and luxury ensuite bathroom, a guest bedroom with ensuite shower room, three further bedrooms and a family bathroom.

To the front of the property there is plenty of off road parking leading to a garage.

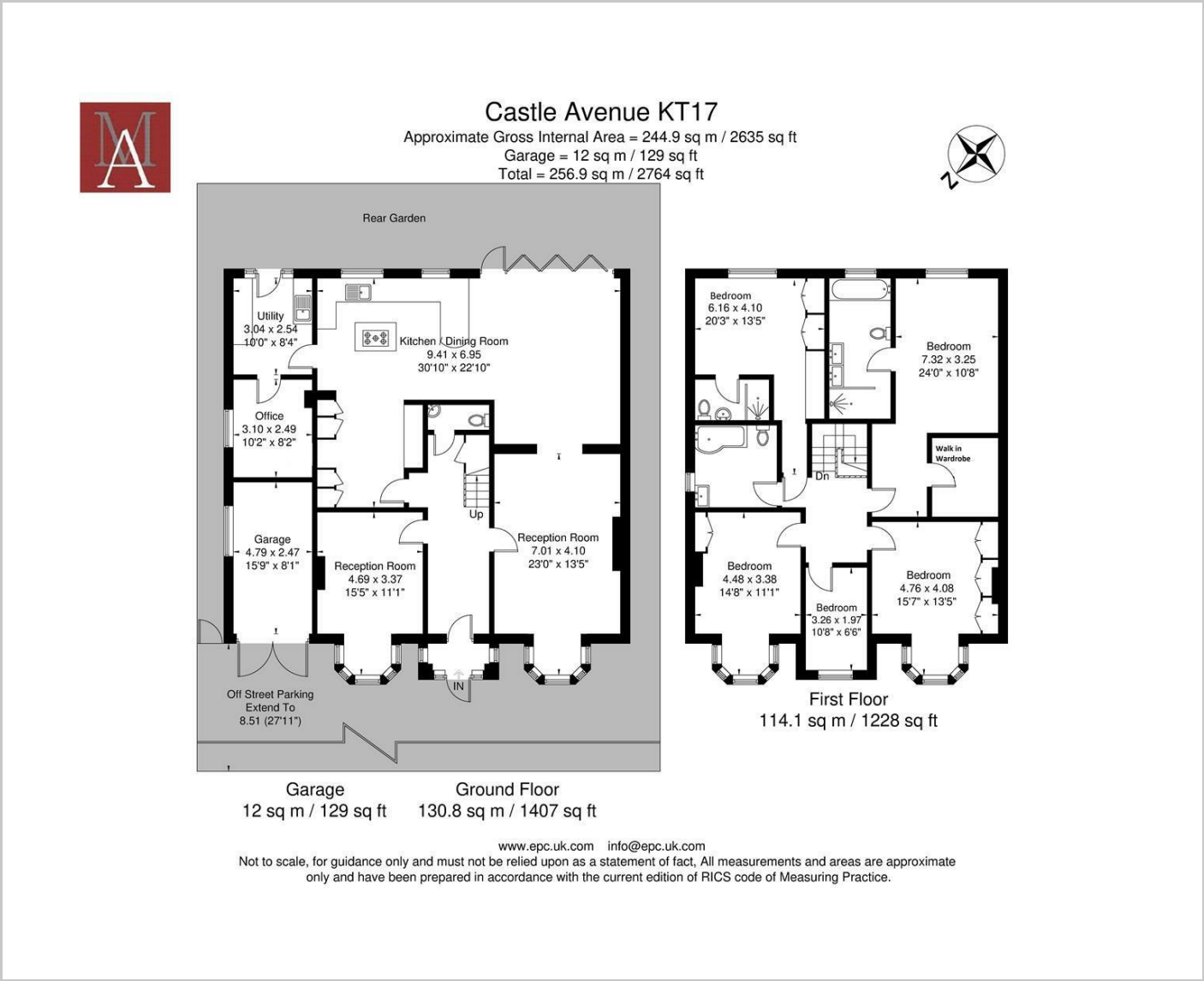


- Located on the Nonsuch Estate
- Immaculately presented 2764 sq ft of accommodation
- Five bedrooms
- Three reception rooms
- Three bathrooms
- 30 ft wide Kitchen diner with bi folding doors
- Mater bedroom with dressing room and luxury ensuite bathroom
- 90 ft x 46 ft South facing rear garden
- End of chain
- EPC Rating C

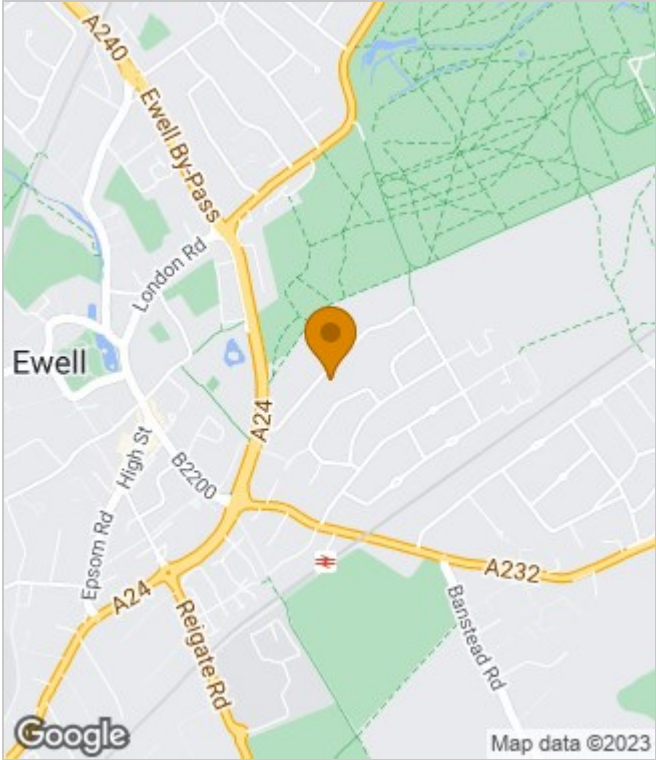




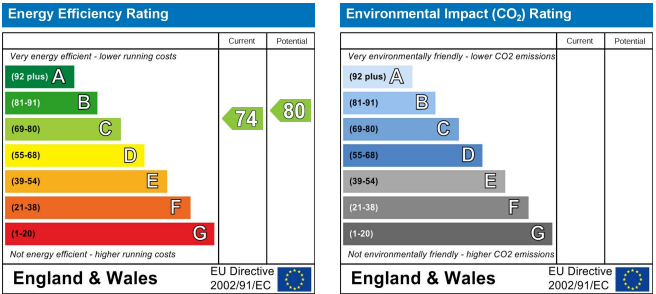
Floor Plans



Area Map



Energy Performance Graph



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