



Gibraltar Crescent,





# £500,000

## Freehold

- Three Double Bedrooms
- Modern Fitted Kitchen
- Private South Westerly Facing Garden
- Driveway for multiple cars
- Offered In Immaculate Condition
- Large Rear Garden
- Gas Central Heating
- Double Glazed Through Out



More than meets the eye! Located in a quiet residential road is this deceptively spacious and cleverly extended semi-detached bungalow. Benefitting from over 900 Sq Ft of flexible space and a wonderfully secluded rear garden, early viewing is strongly advised to avoid disappointment.

The property has been extended to provide spacious and particularly well balanced accommodation, including three double bedrooms, two bathrooms, generous lounge and a modern kitchen, making it an ideal layout for modern family living or someone looking to downsize but not downgrade.

Immediate viewing is strongly advised by vendors sole agent.

The property is located in the heart of the popular West Ewell, which is within the catchment area of good local schools and a short distance from West Ewell railway station which has direct links to London (20/25 minutes to Clapham and Waterloo), as well as being just a short walk from bridle paths and footpaths that link to Hogsmill Nature Reserve.

The ground floor benefits from a spacious entrance hallway providing access to a generous living room that opens to and overlooks the garden, a good sized third bedroom, family bathroom and modern fitted kitchen. The ground floor further benefits from side access to the garden and a utility room to the side of the property.

In addition to the bright and spacious layout, the property has been extended into the loft to create two further bedrooms one of which offers a fantastic Juliette balcony with large bi-fold doors overlooking the garden and a second bathroom.

Outside there is a large driveway, the south westerly facing rear garden measures approximately 78ft and enjoys an excellent degree of privacy from neighbouring properties.

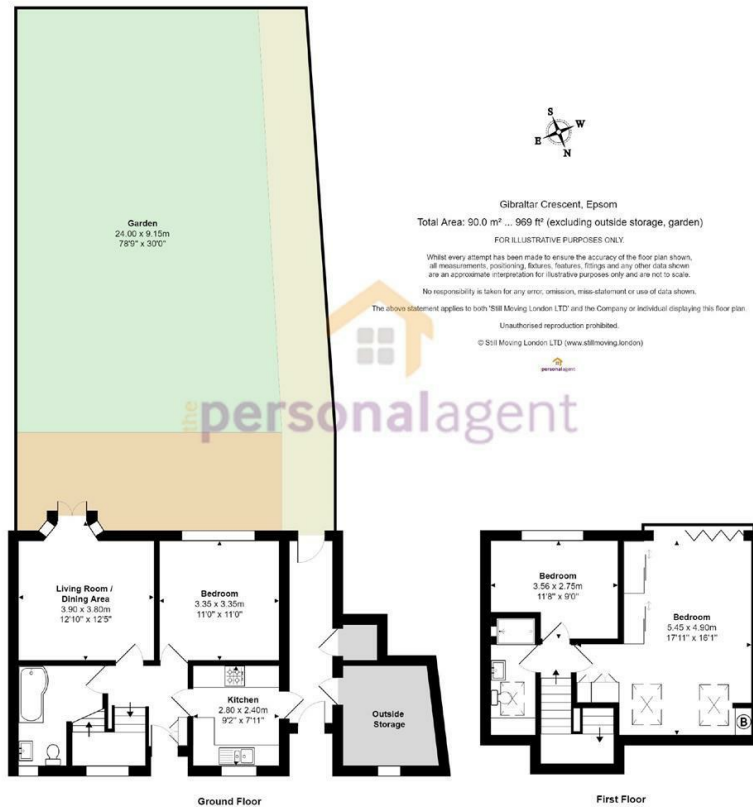
Further noteworthy points to mention include; electric under floor heating in the master bedroom, both bathrooms and kitchen.

Freehold









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.





