



Village Gardens, Ewell Village

The **PERSONAL** Agent

Offers In Excess Of £280,000 Leasehold

- No ongoing chain
- Two double bedrooms
- Semi-detached bungalow
- Retirement development
- On site manager
- Patio to rear & communal gardens
- Residents parking
- Walk to Village, Shops & Station
- Leasehold (79 years remaining)
- Sought after cul-de sac

Located within a short distance of Ewell Village High Street and enjoying a peaceful and private position, this rarely available two double bedroom semi-detached bungalow is offered with no ongoing chain.

Village Gardens is a highly sought after warden assisted development specifically designed for the over 60's and tucked away in a small enclosed private cul-de sac. Set at the centre of the development and enjoying arguably the best position, are just two bungalows which really highlights just how rare this opportunity is.

There is a visitors/guest suite and a communal laundry room, as well as being just 0.3 of a mile from the village centre and Ewell West railway station. The property benefits from generous and extremely bright accommodation of 639 Sq. ft with the potential to use one of the double bedrooms as a formal dining room if desired which brings a versatility to this property that is not usually found in retirement living.



Accessed via a covered entrance porch and a private front door which opens to the reception hallway it is immediately evident that this isn't an average retirement property.

The living room is spacious and bright with a door opening to a small patio area, the kitchen is well equipped with a pleasant outlook over the communal gardens. The master bedroom benefits from built-in wardrobes, there is a spacious second double bedroom which could be used as a dining room if required and a shower room.

Viewing is strongly advised, as due to its rarity we are anticipating a high level of immediate interest.

The highly desirable Ewell Village has a rich background dating back to the Bronze age and at the end of the middle ages King Henry VIII established Nonsuch Palace (now Nonsuch Park) in 1538. The High Street offers a variety of shops, restaurants, cafés and pubs. Bourne Hall hosts a public library, subterranean

theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres and exhibitions.

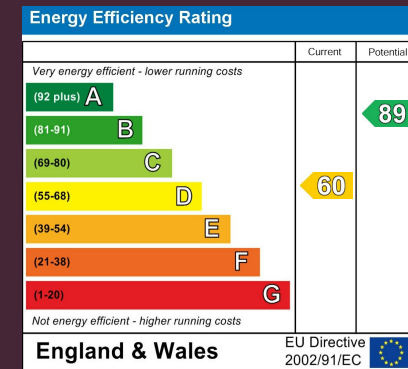
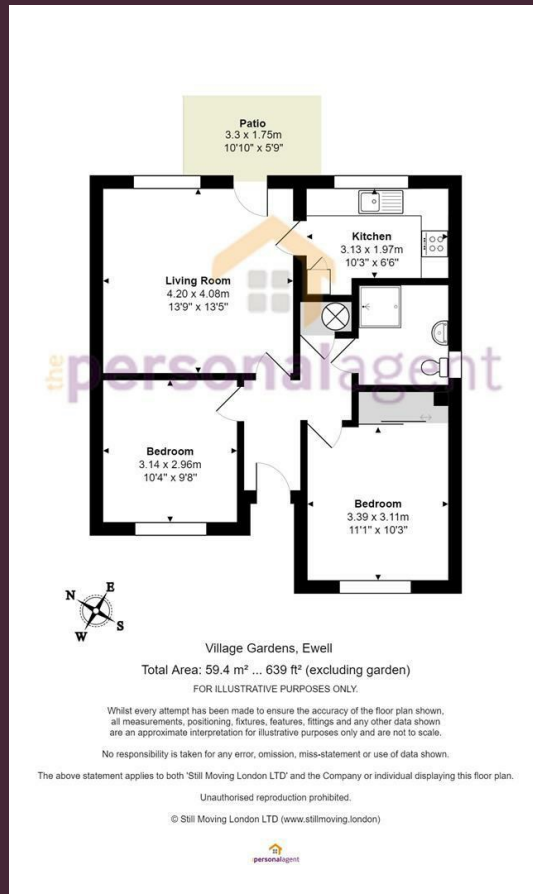
In the heart of the village lies the picturesque Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West stations (zone 6) offer easy access to London with Waterloo and Victoria taking approximately 40 minutes.

Tenure - Leasehold
Length of lease (years remaining) - 79
Annual ground rent amount (£) - N/A
Annual service charge amount (£) - 2160.00
Council tax band - D

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







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