



The Kingsway, Ewell Village

The PERSONAL Agent

Guide Price £850,000

Freehold

- Enjoying 2130 Sq Ft of flexible space
- Detached four bedroom bungalow
- Tucked away in a private location
- Moments from the heart of Ewell Village
- 0.20 of an acre plot with ample parking
- 65ft x 50ft secluded rear garden
- 70ft wide frontage with garage & carport
- Impressive 35ft x 22ft reception room
- Close to two mainline stations (both zone 6)
- Doorstep of shops, restaurants & Glyn School

Tucked away along a quiet, private driveway in the very heart of Ewell Village, The Personal Agent are delighted to present this substantial detached bungalow offering over 2130 Sq Ft and set on a generous plot of 0.20 of an acre.

Lovingly owned for over 25 years, this home occupies a truly special and secluded position. The property itself offers significant scope and potential, paired with a superbly balanced layout ideal for the discerning downsizer. Equally, it could appeal to professional couples, thanks to its close proximity to the station, or families seeking guaranteed school placements.

When you combine the blank canvas on offer with the practicality of the location, finding a home with such potential becomes a rare opportunity indeed. The property has a deceptively spacious feel throughout and lies within walking distance of the village centre and West Ewell station, just 0.4 miles away.



A fully enclosed entrance porch opens into a vast central hallway, creating an impressive sense of arrival. In total, there are three generously sized double bedrooms and a versatile study/fourth bedroom.

The standout feature is the 35ft x 22ft open plan living/dining/family room, which opens to the garden and provides the ultimate entertaining space, seamlessly connected to the kitchen for added convenience. A family bathroom and additional cloakroom complete the accommodation.

Additional features include a recently installed Worcester Bosch combi boiler (2023), gas central heating, double glazing, a private rear garden measuring 65ft x 50ft, and a 70ft wide frontage with driveway, garage and carport.

While the property would benefit from decorative updating and some modernisation, it remains move in ready. It presents an ideal chance for a new owner to make it their own, extend, or redesign to suit their vision and lifestyle.

Ewell Village is steeped in history, dating back to the Bronze Age, and in 1538 King Henry VIII founded Nonsuch Palace (now Nonsuch Park). The High Street features shops, restaurants, cafés and pubs.

Bourne Hall includes a library, theatre, gym, café and museum, hosting regular events and exhibitions. The scenic Hogsmill River runs through the village to a nearby nature reserve. The area offers excellent local schools and both Ewell East and West stations (Zone 6) provide direct access to London Waterloo and Victoria in around 40 minutes.

Tenure – Freehold
Council Tax Band: F

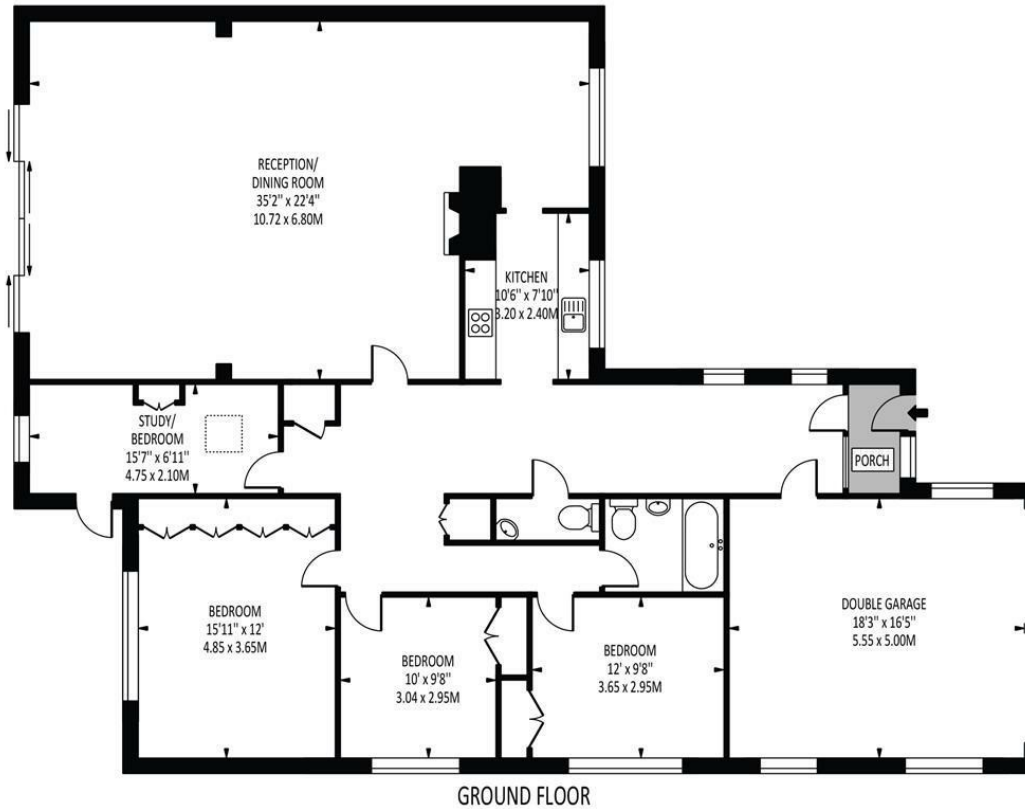




The PERSONAL Agent

The Kingsway

Total Area: 2130 SQ FT • 197.85 SQ M
 (Including Double Garage)
 Double Garage Area : 299 SQ FT • 27.75 SQ M



GROUND FLOOR

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPSOM OFFICE
 2 West Street
 Epsom, Surrey, KT18 7RG
 01372 745 850

STONELEIGH/EWELL OFFICE
 62 Stoneleigh Broadway
 Stoneleigh, Surrey, KT17 2HS
 020 8393 9411

BANSTEAD OFFICE
 141 High Street
 Banstead, Surrey, SM7 2NS
 01737 333 699

TADWORTH OFFICE
 Station Approach Road
 Tadworth, Surrey, KT20 5AG
 01737 814 900

LETTINGS & MANAGEMENT
 157 High Street
 Epsom, Surrey KT19 8EW
 01372 726 666

The
PERSONAL
 Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
 Registered in England No. 4398817.



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.

