



West Street, Ewell

The **PERSONAL** Agent

Guide Price £450,000

Freehold

- Highly Sought After Location
- Walking Distance Of Zone 6 Station
- Charming Character Cottage
- Modern fitted Kitchen
- Upstairs WC
- Private garden
- Garage to rear
- Outstanding School Catchment
- Close To Local Amenities
- Scope To Extend STPP

The Personal Agent are proud to present this attractive terraced home that is set within a quiet and popular cul de sac, just a short walk from Ewell Village.

As soon as you step through the front door of this superb Victorian house, you will be greeted by a genuine homely feel which is complemented by the bright and spacious rooms.

This charming home warrants a closer look to fully appreciate the stylish design touches that compliment its original character.

Viewing is highly recommended to appreciate this wonderful character property.

The well planned accommodation comprises welcoming front reception room, with splendid rear



reception room perfect for entertaining and dining at home, which links to a fitted kitchen, and modern downstairs bathroom. To the first floor there are two well proportioned bedrooms and a separate WC.

Further noteworthy points to mention include; a private rear garden, and a garage to the rear of the property.

The property also provides the perfect opportunity for the new owner to further extend their dream home, with neighbouring properties having extended into the loft.

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 - Freehold
Council tax band - D





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Total Area: 1078 SQ FT • 100.11 SQ M
(Including Garage and Loft)
Garage Area : 134 SQ FT • 12.47 SQ M
Loft Area : 273 Q FT • 25.41 SQ M



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	80
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.

