



West Street, Ewell Village

The **PERSONAL** Agent



# Offers In Excess Of £375,000 Freehold

- Central Ewell Village location
- Victorian cottage
- Driveway with parking
- No ongoing chain
- Two reception rooms
- Kitchen & separate utility lobby
- Two spacious bedrooms
- Upstairs bathroom
- Close to station, shops & park
- Private rear garden

Located within the very heart of Ewell Village, this spacious two bedroom Victorian terraced house benefits from no ongoing chain. The property offers a great opportunity to customise and it is deceptively spacious and excellently positioned within this popular residential road just a short walk from the village centre and West Ewell railway station which is approximately 0.4 miles away.

The property benefits from bright and light accommodation laid out over two floors and offers the fantastic opportunity to place your own stamp to create a wonderful home in one of the most favoured locations.

The property offers huge flexibility and due to its position would suit a diverse selection of buyers. So whether you are a first time buyer, investor, making a downsize move or considering school catchment you should view this property.



Viewing is highly recommended to appreciate this lovely character property.

The property benefits from accommodation comprising a front reception room, further rear reception room that links to the kitchen, utility lobby with good to rear garden, two well proportioned bedrooms and the highly desirable upstairs bathroom.

Further noteworthy points to mention include; private rear garden, a private driveway with off street parking and no ongoing chain.

The property offers a well balanced layout and provides the perfect opportunity for the successful applicant to craft their dream home with a blank canvas and the opportunity to create exactly what's desired.

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.









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>		79
(55-68) <b>D</b>	55	
(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.



