



West Street, Ewell Village

The **PERSONAL** Agent

Offers In Excess Of £925,000 Freehold

- South facing 90ft x 40ft garden
- Heart of Ewell Village
- Detached family home
- 22ft kitchen/dining room
- Living room & play room/office
- Utility room & d/s cloakroom
- Three well proportioned bedrooms
- Ensuite bathroom & further main bathroom
- Planning already approved to extend
- Moments from Station, Park, Schools & Village



Located within the heart of Ewell Village, this detached family home is excellently presented and has been the subject of many improvements in recent years having been cleverly remodelled to create a practical layout that works perfectly for day to day life.

The property enjoys a deceptively spacious feel throughout and is 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 a fantastic opportunity to secure a wonderful home in one of the most favoured locations. There is the added benefit of longevity and future proofing due to the significant scope for extension possibilities, with planning already approved for further bedroom space on the second floor.

As soon as you step into the welcoming entrance hall the wonderful feel of this house is immediately evident with accommodation that flows perfectly and makes the most of the natural light. At the heart of the property is an impressive kitchen/dining room that is perfect for entertaining and links via doors to the 90ft South facing garden with large paved terrace.

There is a generous bay fronted double aspect living room and a separate playroom/work from home office which has the potential to be utilised as a fourth bedroom if required. The ground floor is completed by a cloakroom/W.C and a separate utility room. The spacious accommodation continues on the first floor with three generous bedrooms that all have the capacity to fit double beds, a large en-suite bathroom to the main bedroom and a smart family bathroom.

The direct South facing garden really does steal the show, measuring 90ft x 40ft and benefitting from a large terrace and ample lawned area for the children to let off steam. This alone makes finding a more complete property at this price point, a very difficult ask indeed.

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

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

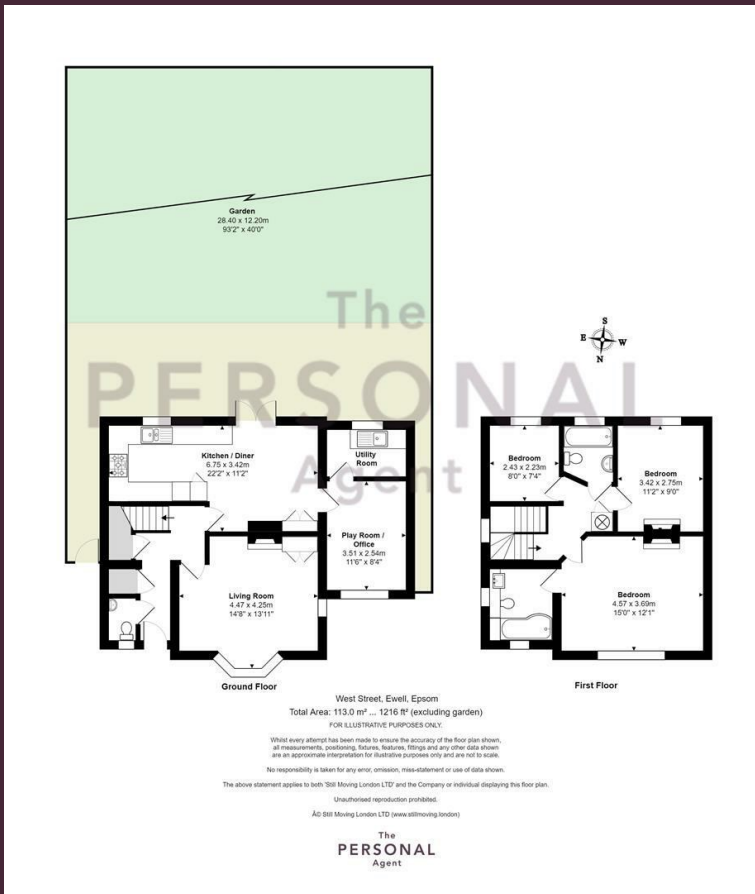
variety of shops, restaurants, cafés and pubs. Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayes and exhibitions.

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 - F







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	55	
(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 333699

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



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



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