Purberry Grove, Ewell Village

The PERSONAL Agent

Guide Price £825,000

Freehold

- Heart of Ewell Village location
- Rarely available cul de sac
- Short walk to zone 6 station
- Easy access to Village High Street & schools
- Three well proportioned bedrooms
- Three reception rooms
- Kitchen/dining room
- Utility with W.C.
- Generous driveway
- Detached home with scope to extend STPP

Located within the very heart of Ewell Village, this attractive detached home benefits from a fantastic position at the end of this rarely available cul de sac, as well as enjoying an impressive rear garden.

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 0.6 miles away.

We believe that this flexible home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home. The property offers huge amounts of scope to extend STPP and should be viewed for what it currently is and what it could potentially be.

As soon as you step into the welcoming entrance hall the wonderful feel of this house is immediately evident and its easy to understand why the previous owners have lived here so happily for almost 20 years.

There is a generous double aspect living room with sliding doors onto a further room that could be used as a study or playroom. To the front, the garage has been converted to make a further living space. The ground floor is completed by a nicely proportioned kitchen/dining room that has double doors that open onto the rear garden and a fantastic utility/W.C.

The spacious accommodation continues on the first floor with three generous bedrooms that are well proportioned and a modern family bathroom. The garden really does steal the show, measuring 63ft x 65ft (at it's widest points) and benefits from a patio area, perfect for entertaining and mostly laid to lawn. All of these stand out features makes finding another property in such a great location, with this much potential, and at this price point, a very difficult task indeed.

The property offers huge flexibility and due to its position would suit a diverse selection of buyers. So whether you are looking for a detached home with scope for extending, are considering school catchment, looking for a trouble free commute or perhaps all of the above, you should view this property as it ticks all of those important boxes.

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 - F

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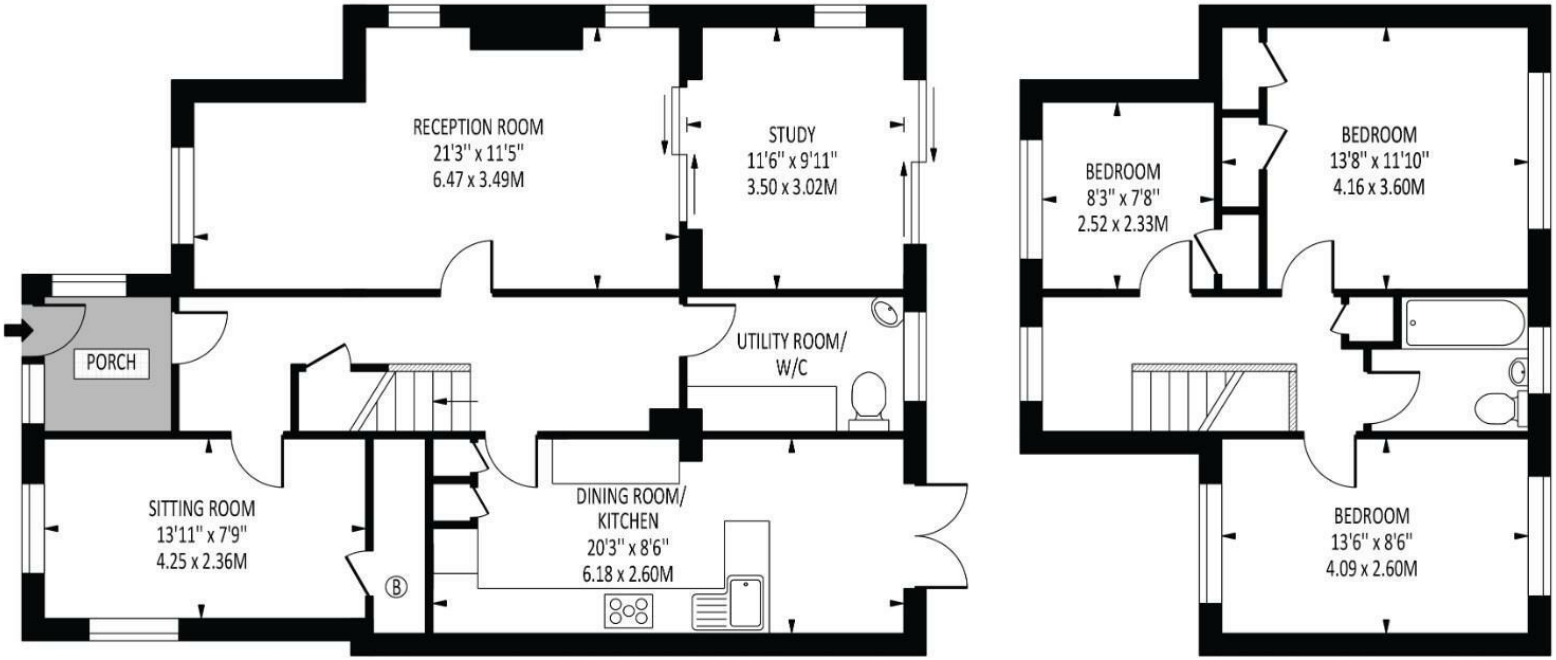
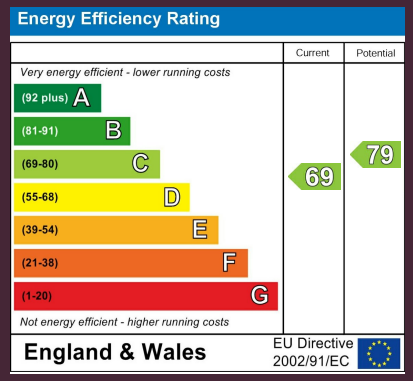
Total Area: 1362 SQ FT • 126.54 SQ M



GROUND FLOOR

FIRST FLOOR



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