



Old Schools Lane, Ewell Village

The **PERSONAL** Agent

Guide Price £775,000

Freehold

- Private gated close
- Four double bedrooms
- Open plan lounge/diner
- Modern integrated kitchen with island
- Separate study
- Ensuite four piece bathroom
- Family bathroom
- Parking & garage
- South/Westerly facing garden
- Heart of Ewell Village

The Personal Agent are delighted to present this rare opportunity to purchase this stunning terraced house right in the heart of Ewell Village but situated in a quiet cul de sac and neatly positioned behind a set of private gates.

Located within a fantastic position on the highly desirable Old Schools Lane and built by Messers Sunley Homes circa 1999. The Personal Agent are delighted to present this stunning four bedroom terraced town house.

Less than a quarter of a mile from Ewell West Railway Station and village centre, this attractive and deceptively spacious townhouse offers flexible and bright accommodation laid out over three floors of over 1500 Sq. Ft of living space.



This fine home really stands out from the crowd and warrants early viewing to fully appreciate its position, accommodation and great presentation throughout.

The accommodation is both highly practical and bright with the ground floor comprising, an entrance hall, an open plan lounge/diner with double doors to a private rear garden and a feature fireplace to cosy up to on those dark winter nights. The fitted kitchen benefits from integrated appliances and a central island and is the perfect space for entertaining. In addition to this the ground floor offers a separate study and downstairs cloakroom.

On the first floor is a master bedroom with ensuite four piece bathroom and built in wardrobes, two further bedrooms and a family bathroom. The top floor offers an additional 17ft x 15ft bedroom with

eaves storage and some brilliant views.

The property boasts plenty of storage including fitted wardrobes in all bedrooms. Further noteworthy points include a garage and allocated parking to the front of the property and a South/Westerly facing private garden.

Ewell Village 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. In the heart of the village lies the Hogsmill river leading up to the nature reserve.

Tenure - Freehold
Council tax band - E



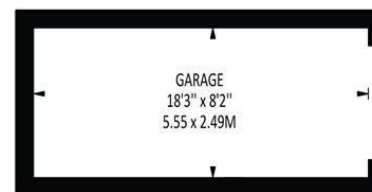
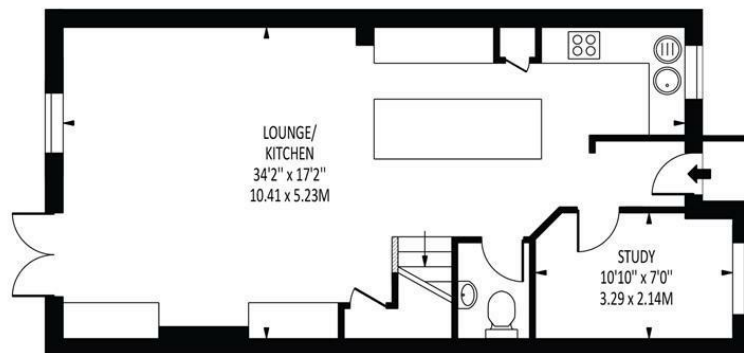
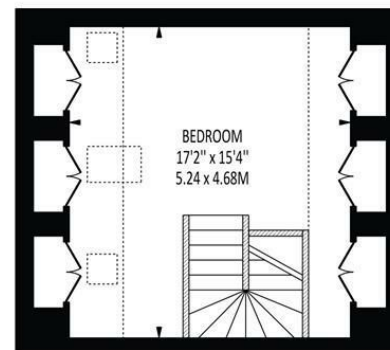
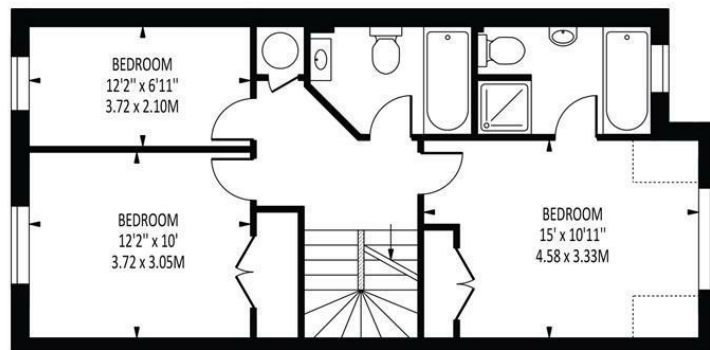


The **PERSONAL** Agent

Lavender Lodge,

Old Schools Lane Epsom

Total Area: 1670 SQ FT • 155.15 SQ M
(Including Restricted Height Area & Garage)
Restricted Height Area : 163 SQ FT • 15.14 SQ M
Garage Area : 149 SQ FT • 13.82 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		
	67	79
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.

