



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.

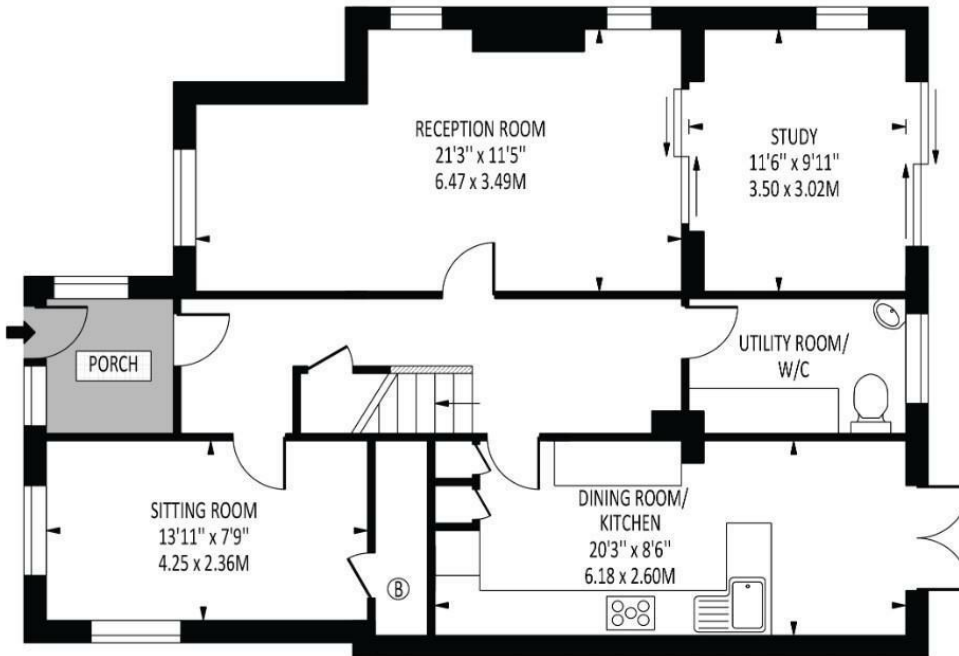
The highly desirable Ewell Village has a rich background dating back to the Bronze age and at the end of the middle ages King Henry VIII established Nonsuch Palace (now Nonsuch Park) in 1538. The High Street offers a variety of shops, restaurants, cafés and pubs. Bourne Hall hosts a public library, subterranean 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.

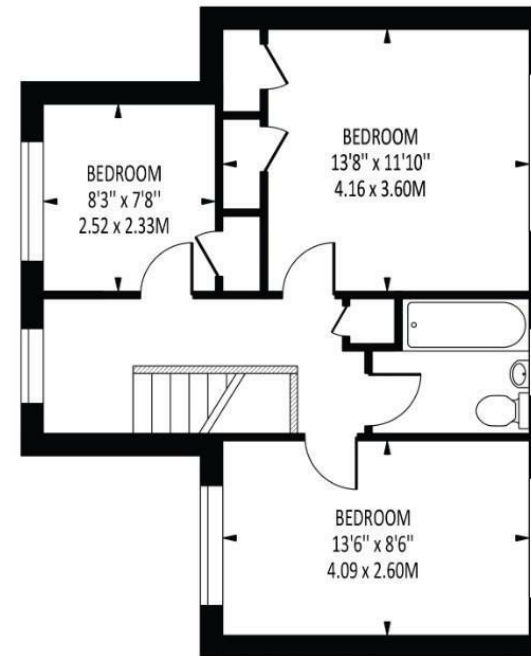
Tenure - Freehold
Council tax band - F







GROUND FLOOR



FIRST FLOOR

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		
	69	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 & KINGSWOOD 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 Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

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.

