



Austyns Place, Ewell Village

The **PERSONAL** Agent

# Guide Price £400,000

## Leasehold

- Private gated development
- Set within the heart of Ewell Village
- No ongoing chain
- Private front door & secluded position
- Allocated parking bay within car port
- Two bedrooms
- Ensuite shower room & main bathroom
- Easy access to zone 6 railway stations
- Useful loft space & ample storage
- 980 + years remaining on the lease



Are you looking for something that is totally secluded and completely tucked away, yet still within the heart of Ewell Village?

Located within a highly desirable private gated development, predominately consisting of larger luxury homes, The Personal Agent are proud to present one of just two maisonettes within this most sought after of locations.

Just moments away from the picturesque Hogsmill River and Spring, this first floor maisonette benefits from a fantastic position and is offered to the market with no ongoing chain, useful loft space and easy access to Ewell West & Ewell East, zone 6 railway stations with excellent access to the city.

The particularly well balanced nature of this home enjoys a secluded and private front door, which makes it perfect as a pied-à-terre, but also perfect as a first time buy or for someone looking to downsize and would even be a brilliant addition to an investment portfolio.

The necessity to view this property at the earliest convenience is paramount. Sole agent.

This bright and spacious first floor property offers genuinely well balanced accommodation mixed with an abundance of light, that is not usually associated with a maisonette. Further noteworthy points to mention include full double glazing, exceptionally long lease (980 years +) and an allocated parking bay within the carport adjacent to the front door.

The property is offered to the market in very good order throughout, having been well maintained by the current owner with accommodation comprising two well-proportioned bedrooms, en-suite shower room, white bathroom suite, fitted kitchen, spacious living/dining room that enjoys a pleasant outlook over the development and there is also a large and very useful loft space that is part boarded.

The property has been recently re-decorated throughout and benefits from new carpets as well as the secluded communal grounds of Austyns Place.

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 the beautiful Nonsuch Park) in 1538.

The High Street offers a variety of shops, restaurants, cafés and pubs.

Bourne Hall hosts a public library, subterranean theatre, 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 Ewell stations (zone 6) offer easy access to London with Waterloo and Victoria taking approximately 35-40 minutes.

Viewing is essential to fully appreciate this well positioned property. Sole agent.







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>	<b>73</b>	<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



**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.



AUSTYNS PLACE  
10 PRIVATE

AUSTYNS PLACE  
10 PRIVATE