



Corbet Road, Ewell Village

The PERSONAL Agent

# Guide Price £800,000

## Freehold

- Heart of Ewell Village
- Close to Station and Shops
- Detached Family Home
- Four generous bedrooms
- Impressive Kitchen/Breakfast room
- Three Bathrooms
- Recently Extended
- Detached Garage
- Parking for Several Cars
- Catchment of Outstanding Schools

Located within the heart of Ewell Village, The Personal Agent are pleased to present this charming detached chalet bungalow that has been extended, reconfigured and refurbished.

The property itself has been designed to such a high standard that you could move in with no need to do any work to it, as well as enjoying an incredibly well balanced layout that is perfect for a discerning downsizer, but might also suit professional couples due to the close proximity of the station, or a family looking for guaranteed school placement at the nearby Ofsted Outstanding School.

The property also 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 first thing you'll be struck by as you enter the property is it's sense of space. Stepping into the home there is a larger than average entrance hall. At the end of the house is the impressive



kitchen/breakfast room which really is the hub of the home and has an impressive lantern that allows natural light to flood in, along with double doors that lead to the reception room. The ground floor is completed by two double bedrooms of which one has an ensuite the other is serviced by a family shower room.

On the first floor are two further bedrooms, one with a walk in dressing room and both being serviced by a further shower room.

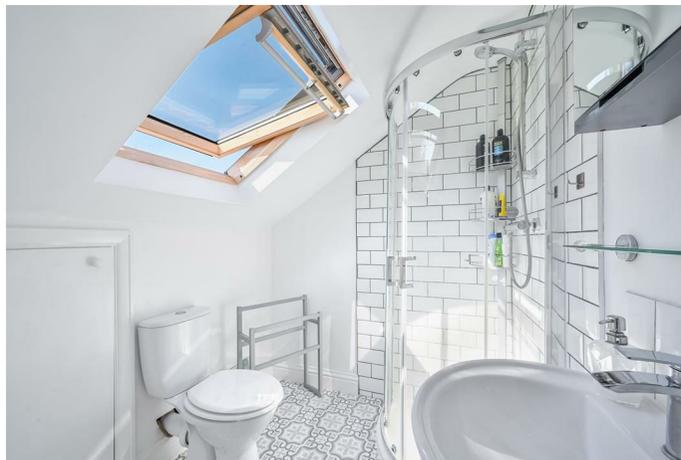
The kitchen/breakfast room at the back of house provides direct access to the private garden with patio to the left which is perfect for entertaining guests. There is also a newly built garage which is perfect for storage and off street parking for multiple cars.

The highly desirable Ewell Village has a rich history 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 - D

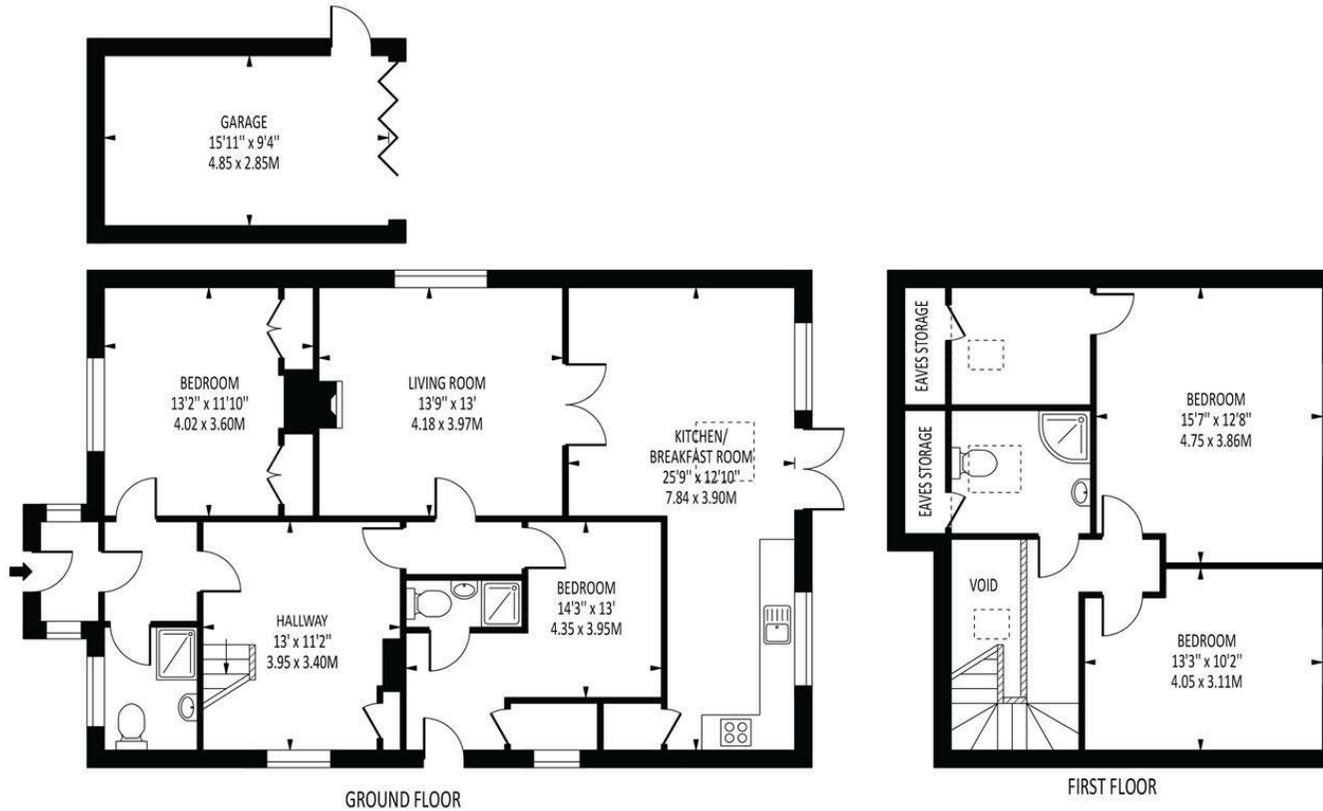




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### Corbet Road

Total Area: 1733 SQ FT • 160.99 SQ M  
 (Including Eaves Storage, Restricted Height Area, Garage & Excluding Void)  
 Eaves Storage & Restricted Height Area : 36 SQ FT • 3.36 SQ M  
 Garage Area : 149 SQ FT • 13.82 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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**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.

