



Limecroft Close, West Ewell

The **PERSONAL** Agent

Offers In Excess Of £550,000 Freehold

- Three Bedrooms
- Semi Detached
- Extended
- Two Reception Rooms
- Utility Room
- 70ft South/West Facing Garden
- Driveway
- Walk to Shops, Schools & Station



This extended three bedroom family home is situated in a Cul de Sac in West Ewell, around half a mile from Ewell village centre.

The property offers two reception rooms; the lounge the front and the dining room to the rear with a sliding door to a fantastic outdoor patio space with veranda above.

An extension to the side of the house has enlarged the kitchen and created a separate utility room.

Upstairs are three bedrooms arranged in a classic 1930s layout with two double bedrooms and one

single bedroom opposite the family bathroom.

To the front of the property a driveway provides parking for two cars, while to the rear is a south / west facing garden measuring approximately 70ft in length.

Early viewing essential. Sole agents.

The picturesque Ewell Village under 1 mile away and offers a variety of shops, restaurants, cafés and pubs. The Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum, it regularly holds gatherings such as fairs. In the heart

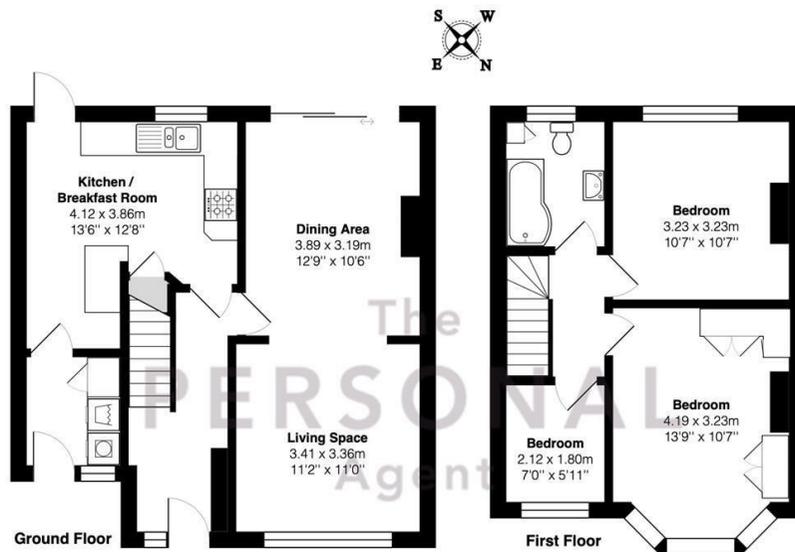
of the village lies the Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West stations with their connections to London.

Alternatively nearby Epsom is a busier market town and has the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick.

Tenure - Freehold







Limecroft Close, West Ewell
 Total Area: 88.4 m² ... 952 ft²
 FOR ILLUSTRATIVE PURPOSES ONLY.

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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			
England & Wales		EU Directive 2002/91/EC	

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