



Courtlands Drive, Ewell Court

The **PERSONAL** Agent

Guide Price £700,000

Freehold

- Spacious semi detached family home
- Highly regarded Ewell Court location
- Traditional entrance hall with d/s cloakroom
- Two bright interconnecting reception rooms
- Double aspect kitchen
- Five good sized bedrooms
- Modern family bathroom and separate shower room
- Expansive rear garden
- Driveway and attached garage
- Excellent rear extension potential and no chain

The Personal Agent are delighted to introduce this spacious semi detached family home, enviably positioned on one of Ewell Court's most sought after roads. The property offers superb access to an excellent range of local amenities, highly regarded schools and picturesque green spaces, making it an ideal choice for families seeking convenience and community.

The home also offers exciting potential for a wraparound rear extension (STPP), adding further appeal for those looking to create their ideal family space. Offered to the market with no onward chain.

The ground floor offers a welcoming entrance hall with a handy downstairs cloakroom and doors leading to a generously proportioned, double aspect reception room, an inviting space perfectly suited to both formal entertaining and relaxed family living. Adjacent to this, the kitchen is fitted with matching units and wooden worktops, with a door opening directly onto the impressive outdoor space, ideal for al-fresco dining and summer gatherings.

The first floor comprises three well-appointed bedrooms, including the original double bedroom with a large bay window that floods the room with natural light, and a generous second bedroom enjoying lovely views over the garden and beyond. A contemporary family bathroom serves this level, while the third bedroom offers excellent versatility as a nursery, home office or



study.

The second floor is dedicated to two further bedrooms, providing flexible accommodation for teenagers, extended family or visiting guests. These rooms are complemented by a modern shower room, creating a peaceful and private retreat away from the main living areas.

Combining impressive proportions with exciting potential for a large wraparound rear extension (STPP), this wonderful home is perfectly suited to growing families or those seeking adaptable accommodation close to excellent local schools and open green spaces to explore.

The rear garden is a standout feature, beginning with a generous terrace seating area ideal for outdoor dining and entertaining. Beyond this lies a beautifully kept level lawn with attractive striped detailing, leading to a charming trellis and further planting. A greenhouse and dedicated vegetable patch sit neatly at the rear, creating a perfect space for keen gardeners. This private and versatile garden offers an excellent balance of relaxation and practicality.

The property is situated within close proximity to Ewell Village, Bourne Hall Park and Medical Centre and Stoneleigh, Ewell West & Ewell East main line stations all offering regular services to Waterloo, Victoria and London Bridge

(approximately 35 minutes). It also offers easy access to the A3 and M25 (Junction 10). Ewell Village has a variety of shops including a Sainsbury's Local. There are also a wide variety of cafés, restaurants and pubs available locally and The historic Nonsuch Park and Hogsmill Nature reserve are both located close by.

Ewell is a popular commuter village, located to the south west of London and offers a good mix of state and independent schools for all age groups and has resided in the past of catchment areas of both Glyn and Rosebery schools, as well as Epsom college.

Tenure - Freehold
Council tax band: E



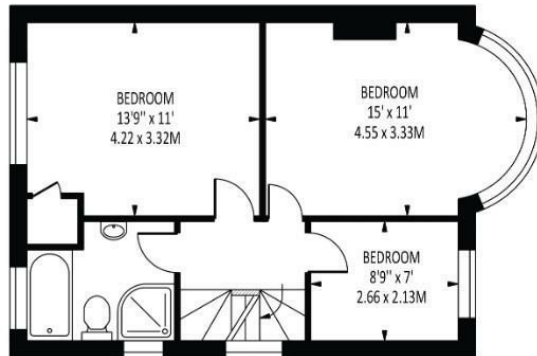


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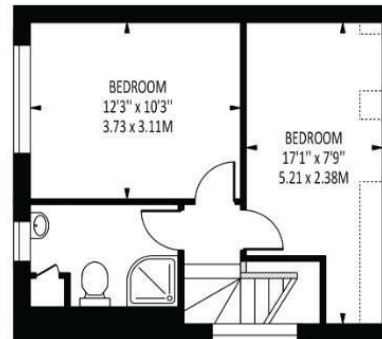


Courtlands Drive

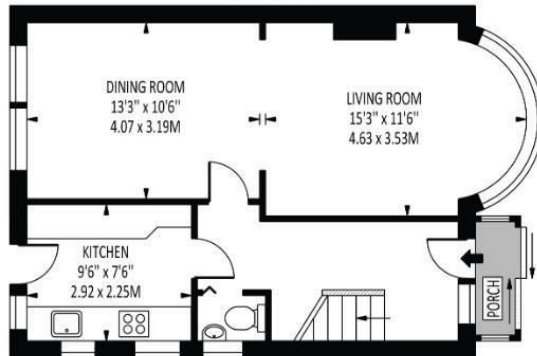
Total Area: 1434 SQ FT • 133.20 SQ M
(Including Garage & Restricted Height Area)
Garage Area : 119 SQ FT • 11.01 SQ M
Restricted Height Area : 14 SQ FT • 1.28 SQ M



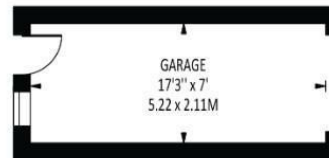
FIRST FLOOR



SECOND FLOOR



GROUND 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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	
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.



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Agent

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