



Amis Avenue, West Ewell

The **PERSONAL** Agent



# £329,950

## Leasehold

- First Floor Maisonette
- Private Front Garden
- Walking Distance to Ruxley Lane Shops
- Close to Tolworth Station
- Excellent School Catchment
- Three Double Bedrooms
- Spacious Living Room
- Ideal for Downsizer or FTB



The Personal Agent are pleased to present this spacious and bright first floor maisonette that benefits from three double bedrooms, lounge with feature fireplace and a kitchen.

Such is the rarity of a first floor property like this becoming available we are recommending immediate inspection.

Whether you are wanting to downsize but

not downgrade, a first time buyer or an investor, this property offers something for everyone with its truly versatile accommodation and fantastic position in a no through road.

The property comprises an entrance hall with doors to; rear aspect living room with feature fireplace, side aspect kitchen which comprises a range of eye and base level units with built-in oven and hob and space and plumbing for a washing machine,

three bedrooms and a family bathroom.

Outside to the front there is a well maintained garden.

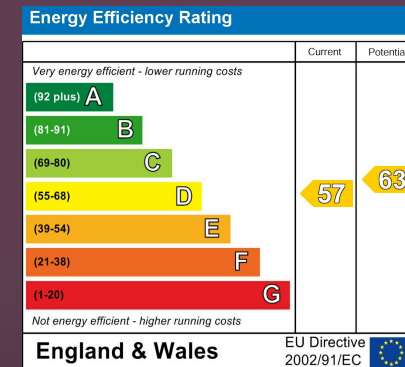
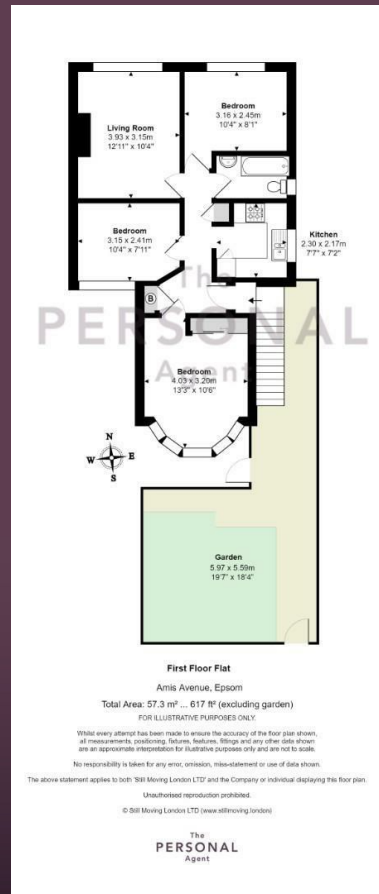
Ewell Village has a variety of shops including a Sainsburys Local, and a wide variety of cafés, restaurants and pubs available locally.

Ewell is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups.









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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.

