



Fairfield Way, Ewell Court

The **PERSONAL** Agent

Price Guide £725,000

Freehold

- Attractive Semi Detached Family Home
- Covered Front Entrance and Entrance Hall
- Downstairs W.C
- Spacious Living Room With Bay Window
- Modern Kitchen With Dining/Family Room
- Three First Floor Bedrooms
- Modern Family Bathroom
- Master Bedroom With En-Suite
- Level Child Friendly Garden
- Block Paved Driveway

A beautifully presented four bedroom semi detached house with block paved driveway and well established level rear garden with summer house situated in a highly regarded road in Ewell Court. Viewing Highly Recommended.

This beautiful home is well appointed throughout and offers impressive living accommodation arranged over three floors to provide ample space for the whole family to enjoy.

The area is highly regarded and favoured by locals who enjoy excellent transport links, a choice of good primary and infant schools and open parkland being only a short walk away.

As soon as you walk into this lovely home the warm feel and elegant decor is immediately apparent with a spacious entrance hall with a handy downstairs W.C with wash hand basin and stairs to the first floor landing.

The bay fronted living room provides the perfect area to relax in with a feature fireplace providing a nice focal point and making it an incredibly cosy space. Next is the heart of the home, which



of course is the kitchen.

The kitchen has been tastefully fitted with a range of floor and wall mounted Cream units and Oak worktops and is open plan to a large dining/family room with plenty of room for entertaining and a social area for the whole family to enjoy. This room benefits from views of and direct to a stone paved terrace and a level rear garden.

On the first floor there are two double bedrooms and a generously sized single which are all serviced by a modern family bathroom and the loft has been skilfully converted into a stunning master bedroom with ample eaves storage space and a modern and stylish en-suite bathroom room, which you won't want to leave in the morning!

The garden of this property is fantastic and enjoys a southerly aspect with the last of the evening sun hitting the indian sandstone paved terrace, making it the perfect place to relax and take a sundowner at the end of a busy day. Beyond is a generous lawn area which is a private and completely secure

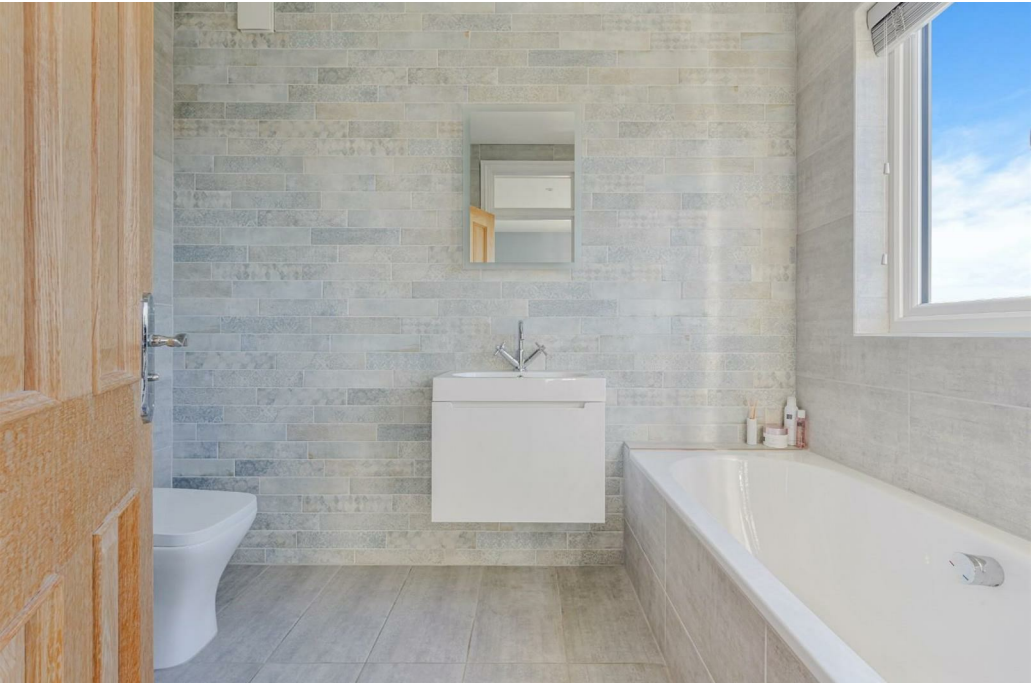
space that is the perfect area for young children to let of steam and there is large summer house equipped with power, water supply, cat 6 network cables and a virgin TV cable all routed underground and ready to be connected.

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



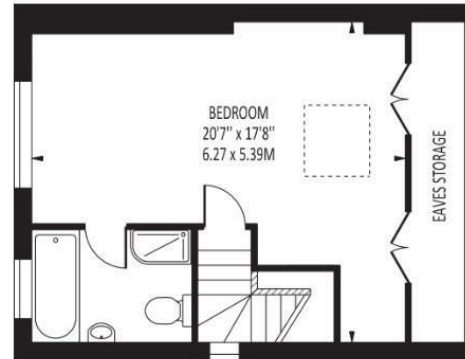
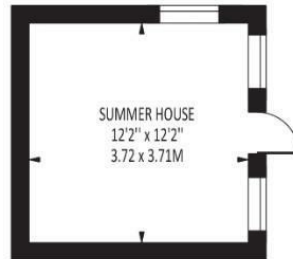


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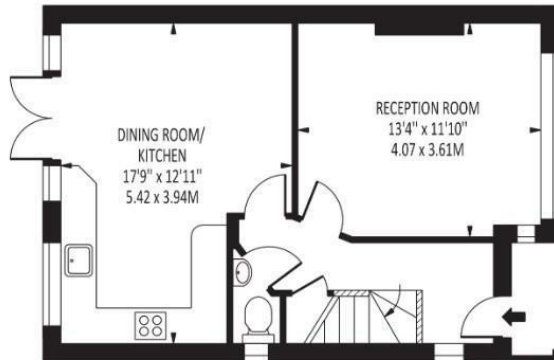


Fairfield Way

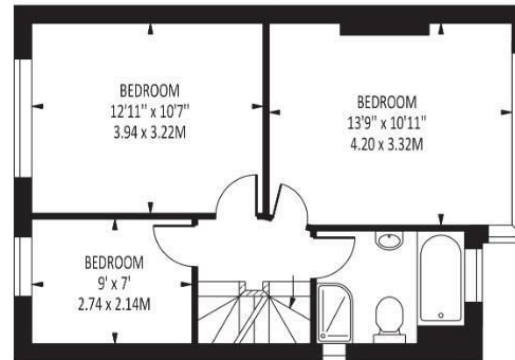
Total Area: 1470 SQ FT • 136.58 SQ M
(Including Summer House & Eaves Storage)
Summer House Area: 149 SQ FT • 13.80 SQ M
Eaves Storage Area: 52 SQ FT • 4.86 SQ M



SECOND FLOOR



GROUND FLOOR



FIRST 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		
(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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