



Ewell By Pass, Ewell Village

The **PERSONAL** Agent

# Price Guide £380,000

## Leasehold

- Stunning Larger Than Average Maisonette
- Own Front Entrance and Hallway
- Modern Fully Fitted Kitchen/Breakfast Room
- Spacious Lounge/Dining Room
- Two Generously Sized Bedrooms
- Modern Family Bathroom
- Private Fully Enclosed Rear Garden
- Close To Ewell Village and Train Stations
- On Road Permit Parking
- Viewing Highly Recommended

This beautifully appointed larger than average two double bedroom first floor maisonette is situated on the periphery of Ewell Village centre and offers a large South / West facing garden.

The property has a modern fully fitted kitchen/breakfast room and separately a spacious lounge/dining room with views of the garden and Ewell Village behind.

Both bedrooms are generous double rooms and the modern bathroom has a bath with shower above.

Outside you have access to your own fully enclosed private rear garden with artificial lawn and terrace seating area.

Early viewing essential.

The historic Nonsuch Park is just across the road, with its woodland walks just moments away making it perfect for a



pleasant amble or perhaps a bit of daily exercise with the dog. With lots of green space on your doorstep its good to know that practicality is never far away, with Stoneleigh railway station and its regular service to Waterloo taking just 32 minutes, the local parade of shops catering for all of your day to day needs and a great choice of local schools covering all future bases for buyers.

Ewell Village 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 fayres. 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.

Nearby Epsom 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. Also close by is the open spaces of Epsom Downs, the home of The Derby and Nork Park. The M25

(Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Leasehold  
Length of lease (years remaining) - 150 TBC  
Annual ground rent amount (£) - 80.00  
Annual service charge amount (£) - Nil  
Council tax band - C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

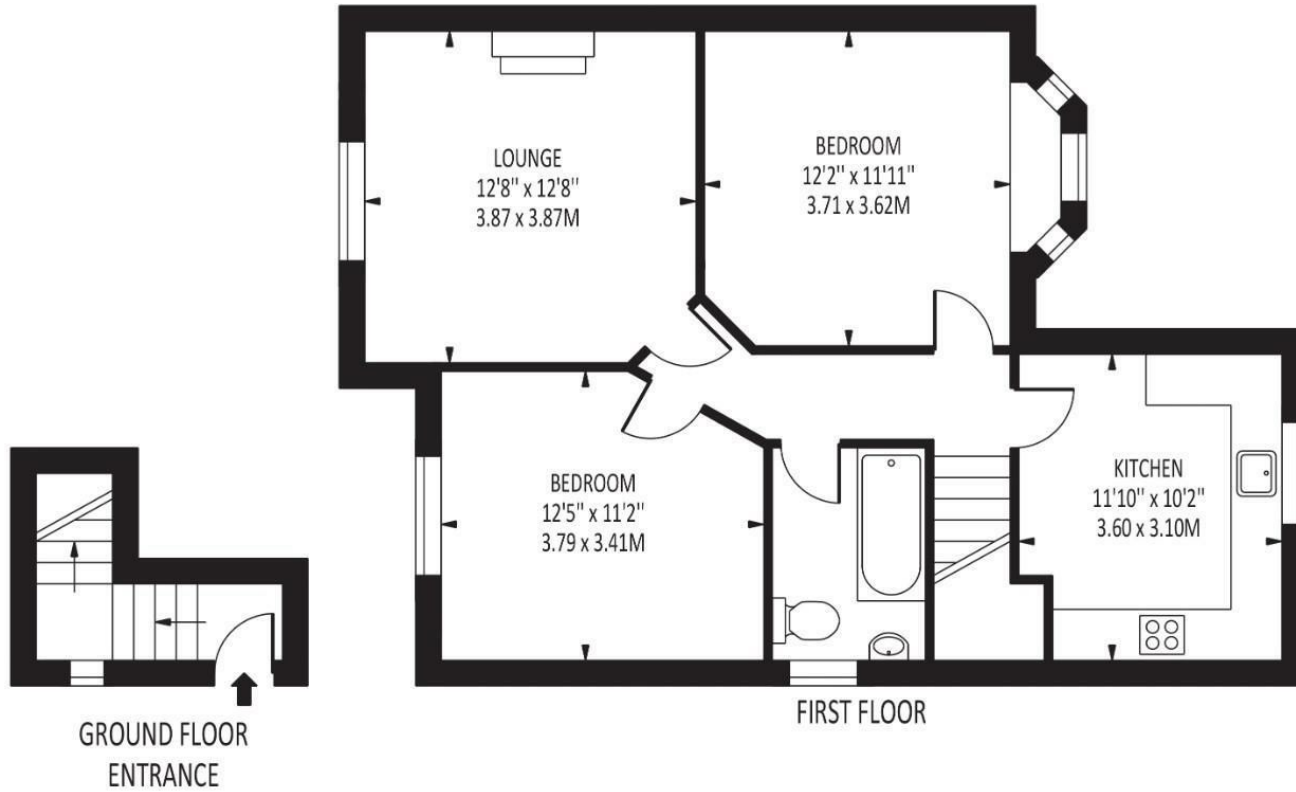




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Total Area: 743 SQ FT • 69.03 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

