



Derek Avenue, Ewell

The **PERSONAL** Agent

# Offers In Excess Of £725,000 Freehold

- Desirable Family Home
- Downstairs Shower Room
- Spacious Through Lounge
- Stunning Rear Kitchen Extension
- Separate Utility Room
- Ground Floor Bedroom/Family Room
- Three Further Bedrooms
- Family Bathroom
- Landscaped Rear Garden
- Driveway and Garage/Storage Room

An attractive four bedroom semi detached family home with integral garage, driveway and well established landscaped rear garden offered in good decorative order throughout located in popular residential area backing onto open woodland. Viewing Highly Recommended.

This beautiful home has it all! with plenty space for the whole to enjoy and with four double bedrooms and two bathrooms everyone will be catered for.

Located in popular no through road backing onto Bonesgate Nature Reserve you are only a minutes walk of open parkland and there are good schools nearby and regular buses into Chessington and West Ewell and Epsom.

The layout is flexible with the fourth bedroom being located on the ground floor conveniently located next to a modern shower room, providing the ideal space ideal for older children, elderly relatives or visiting guests or a handy family/play room for the kids to enjoy.



Downstairs there is a large through lounge centered around a feature fireplace and a double glazed bay window to the front aspect. From here there are double doors which lead through to a stunning rear extension with lantern windows which flood the room with natural light and bespoke wooden shutters to the rear window and patio doors. The kitchen is modern and stylish with matching breakfast bar seating area and space for dining table and chairs and there is separate utility room for the kitchen appliances. The garage has been skillfully converted to provide plenty of practical storage space.

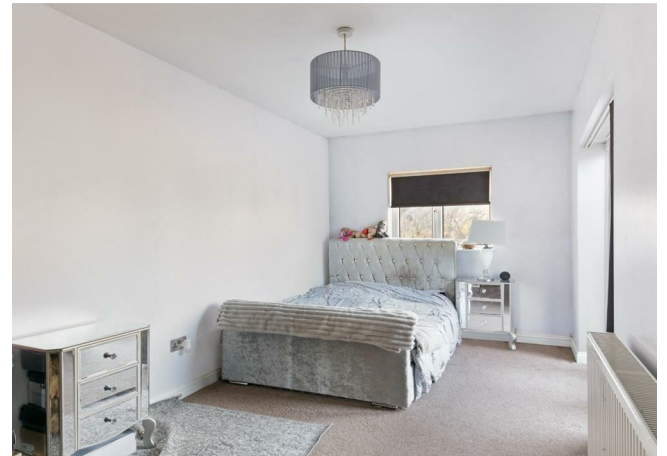
Upstairs there three double bedrooms all with double glazed windows and modern family bathroom. The rear garden has been landscaped with a large timber decked terrace which overlooks and leads down to a paved patio area and well established lawn.

In the heart of nearby Ewell Village lies The Spring and The Hogsmill River leading up to the nature reserve which links West Ewell. There are a range of popular local schools and of course

Chessington North, Ewell East and Ewell West stations with their connections to London that are are within a short distance away.

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 Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.







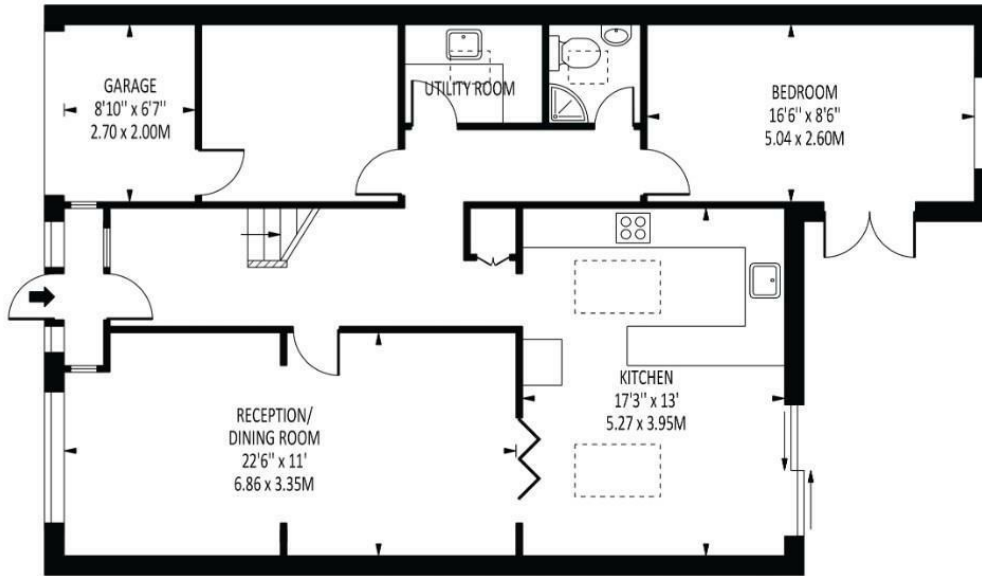


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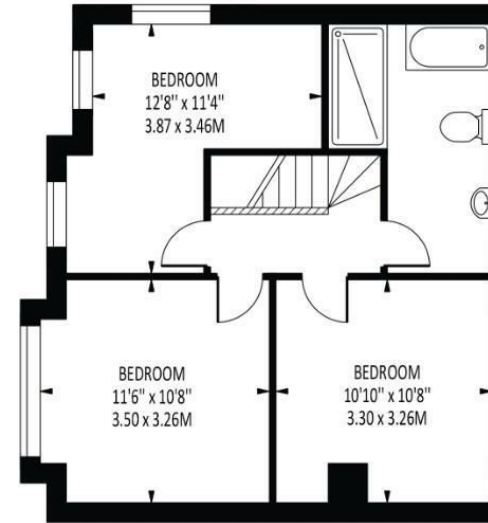


## Derek Avenue

Total Area: 1555 SQ FT • 144.46 SQ M  
(Including Garage)  
Garage Area : 58 SQ FT • 5.40 SQ M



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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

### 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 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

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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.



