



River Way, Ewell Court

The PERSONAL Agent

# Guide Price £750,000

## Freehold

- Beautifully presented and extended family home
- Impressive 21'3" x 16'9" kitchen/breakfast room
- Two elegant reception rooms offering flexible living and entertaining space
- Three well proportioned first floor bedrooms plus stylish family bathroom
- Superb loft conversion providing a spacious double bedroom with elegant ensuite
- Juliet balcony with sleek glass balustrade and views across the garden
- Mature, private and well established rear garden
- Detached summer house/home office
- Detached garage plus off street driveway parking
- Close to Hogsmill Nature Reserve, local schools and transport links.

This beautifully presented four bedroom semi detached home offers an exceptional blend of space, style and tranquillity. Thoughtfully extended and finished with tasteful interiors throughout, it provides the perfect setting for modern family living. Set within the highly sought after Ewell Court area.

The welcoming entrance hall leads to two elegant reception rooms: a bright front lounge ideal for relaxing, and a separate dining room perfectly suited for hosting family meals or more formal occasions. To the rear, the impressive 21'3" x 16'9" kitchen/breakfast room forms the true heart of the home, a beautifully designed, social space with generous work surfaces, room for a large dining table, and seamless access to the garden. It's a room that naturally brings everyone together.

Upstairs, the first floor offers three well proportioned bedrooms, including two generous doubles, all finished with the same refined, contemporary aesthetic. The stylish family bathroom serves this level.



A superb loft conversion provides a further double bedroom, elevated by a spacious and elegantly designed en suite shower room. This top floor suite also enjoys a stylish Juliet balcony with sleek glass balustrading, framing peaceful views across the secluded rear garden, a perfect spot to start or end the day.

The rear garden is a standout feature, mature, secluded and wonderfully private, offering a sense of tranquillity. At the far end sits a beautifully proportioned detached summer house, perfect as a home office, studio or relaxation space. A detached garage adds further practicality, while the property also benefits from its own private driveway providing convenient parking.

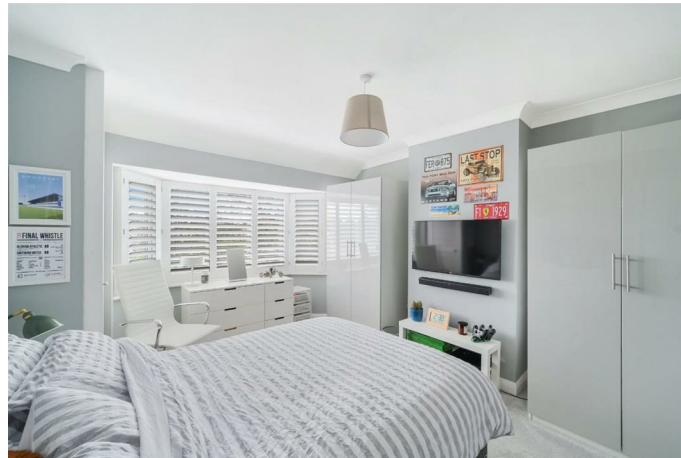
Ewell Court remains one of the area's most favoured residential locations, known for its leafy surroundings, community feel and proximity to the Hogsmill Nature Reserve. Excellent local schools and convenient transport links into central London complete the appeal of this exceptional home.

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



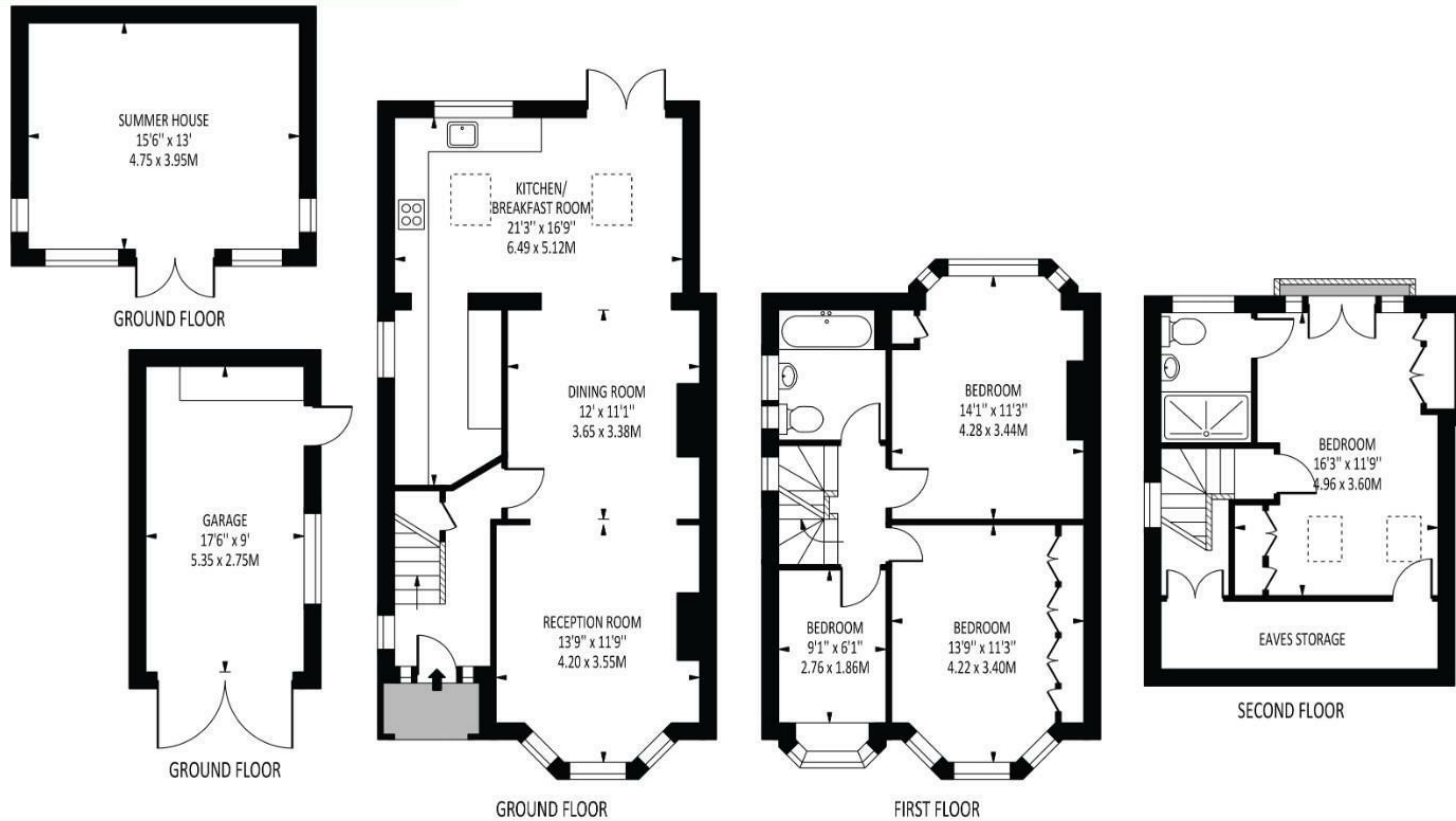


The **PERSONAL** Agent



### River Way

Total Area: 1764 SQ FT • 163.85 SQ M  
 (Including Eaves Storage, Garage & Summer House)  
 Eaves Storage Area : 63 SQ FT • 5.88 SQ M  
 Garage Area : 158 SQ FT • 14.71 SQ M  
 Summer House Area : 202 SQ FT • 18.76 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>		
(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		
<b>England &amp; Wales</b>	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.

#### 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.



The **PERSONAL** Agent

**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.

