



Ewell By Pass, Ewell

The **PERSONAL** Agent



# Offers In Excess Of £475,000 Freehold

- Three Bedroom End Of Terrace
- Entrance Porch
- Lounge
- Dining Room
- Recently Fitted Kitchen
- Family Bathroom
- Rear Garden
- Driveway
- Close To Ewell Village and Railway Stations
- No Chain

A fantastic opportunity to acquire a three bedroom end of terrace house with private driveway and well established rear garden offered to the market with no onward chain.

Situated within easy walking distance of Ewell village centre as well as three local railway stations is this handsome, three bedroom family home.

The property offers two reception rooms including the lounge to the front and dining room to the rear.



Upstairs are three bedrooms arranged in a classic 1930s layout with two large double bedrooms and one single bedroom opposite the family bathroom.

To the front of the property is a brick block driveway and to the rear a 75ft lawned garden.

The property is offered to the market by sole agents, with no ongoing chain.

Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline

railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Tenure - Freehold  
Council Tax- Currently Band 'D'



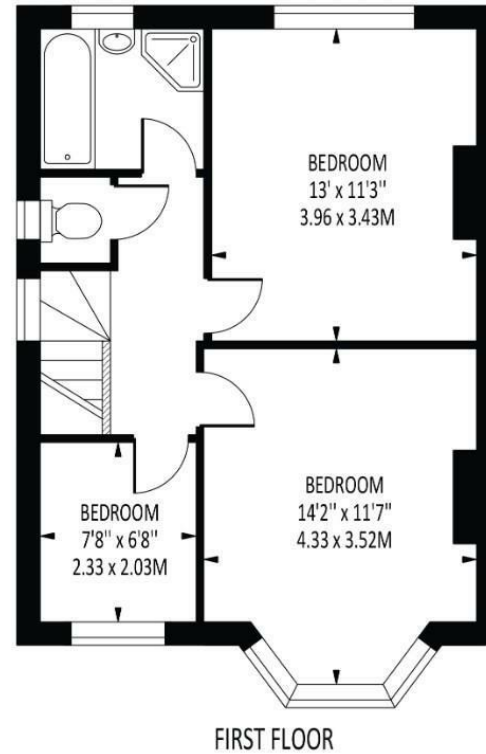
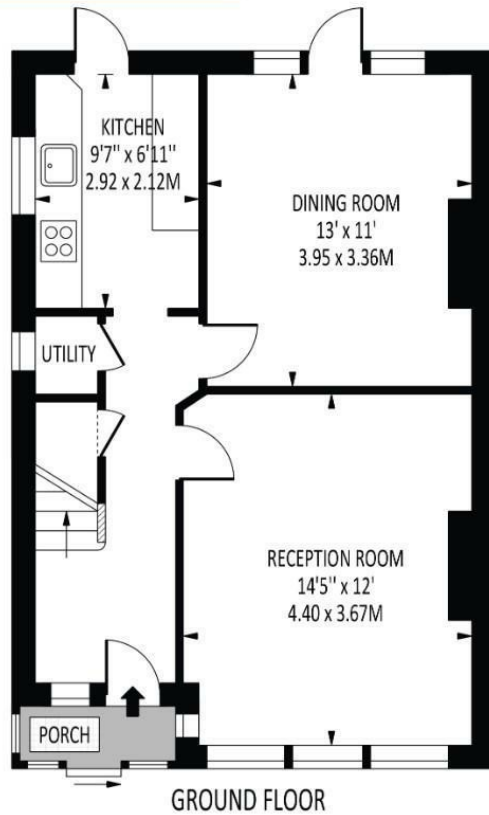







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Total Area: 973 SQ FT • 90.40 SQ M



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>	<b>63</b>	<b>87</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 

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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.



