



Cox Lane, Ewell

The **PERSONAL** Agent

Guide Price £475,000

Freehold

- Chain Free
- Detached Bungalow
- Huge Potential To Extended STPP
- In Need Of Modernisation Through Out
- Two Spacious Bedrooms
- Garage
- Private Rear Garden
- Close To Local Amenities
- Short Drive To Ewell And Stoneleigh Train Stations
- Viewing By Appointment Only

The Personal Agent are delighted to bring to the market this rarely available detached bungalow, set on a prominent plot and offering substantial potential to both modernise the existing property or extend to suit individual needs (STPP). The property is offered to the market with no onward chain.

This detached bungalow presents an excellent opportunity for buyers looking to create a home tailored entirely to their own taste and requirements. Requiring complete modernisation throughout, the property offers well-proportioned accommodation and significant potential to improve, extend or reconfigure (subject to the usual planning consents).

The current layout comprises a spacious reception



room, a separate kitchen, three bedrooms of varying sizes, a family bathroom and additional WC. Externally, the property benefits from an attached garage and off-street parking, further enhancing its appeal.

Situated in a sought-after residential location, the bungalow offers convenient access to local amenities, transport links and green open spaces, making it ideal for downsizers, developers or those seeking a long-term project.

Offered to the market with clear scope to add value, early viewings are highly recommended to fully appreciate the potential on offer.

The property enjoys a highly practical location which is on a main bus route as well as having easy access to the A3 and Kingston upon Thames too. Nearby, is the historic Ewell Village and The Hogsmill River that links to the nature reserve and 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 within a short distance away.

Tenure - Freehold
Council Tax Band: D



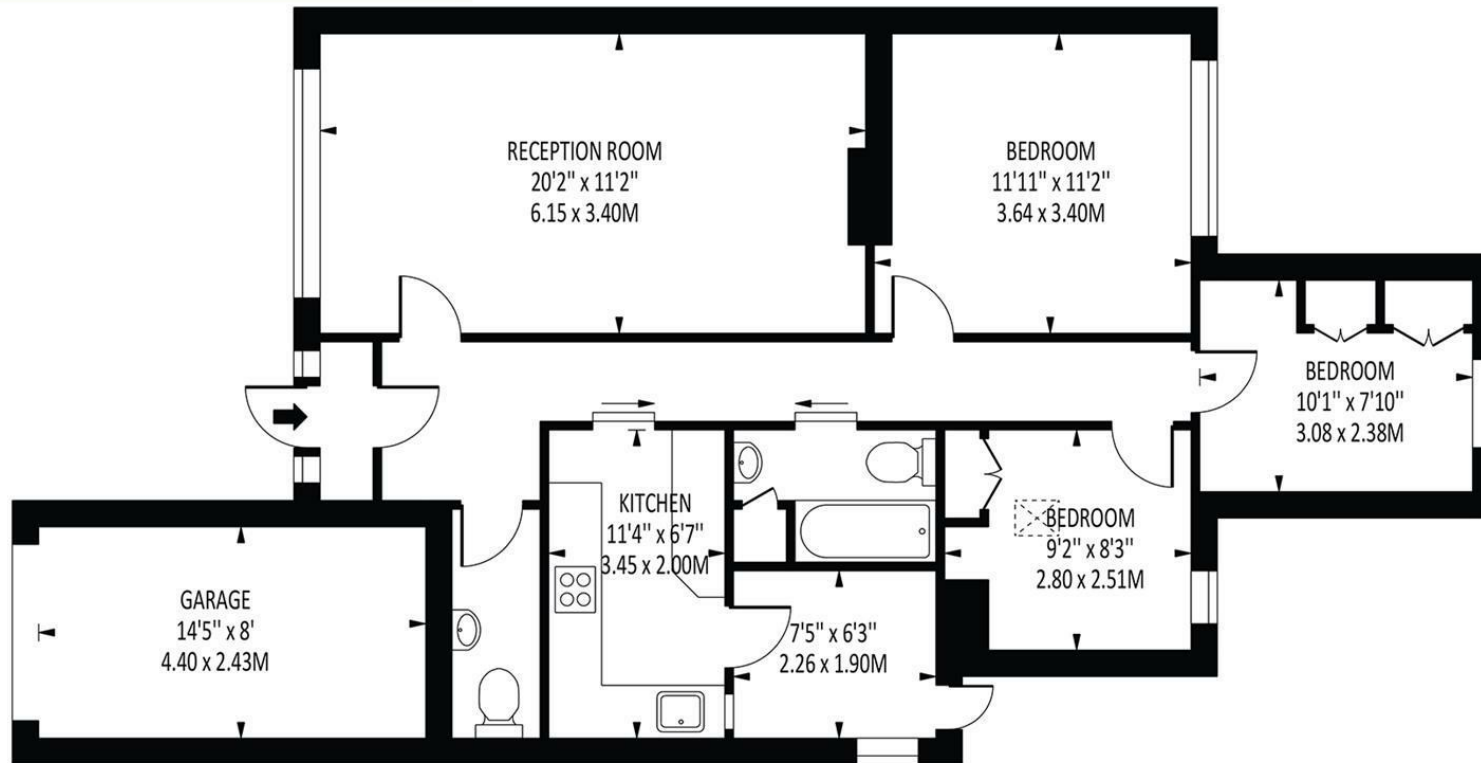


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Total Area: 969 SQ FT • 90.02 SQ M
(Including Garage)
Garage Area : 114 SQ FT • 10.56 SQ M



GROUND 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		
	59	76
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.

