



Mill View Close, Ewell Village

The **PERSONAL** Agent

Guide Price £850,000

Freehold

- Stunning Five Bedroom Town House
- Off Street Parking for Three Cars
- Integral Garage
- Beautifully Extended to Create a Stunning Open Plan Living Space
- Modern High Spec Kitchen
- Two Bathrooms, including an En suite
- Over 2000 Square Feet
- Backing Directly onto London Road Recreation Park
- Sublime Location with easy access to Ewell Village
- Viewing by appointment

The Personal Agent are delighted to welcome to the market this stunningly extended family home set within a highly sought after private cul de sac, set minutes from Ewell Village local amenities and public transport.

Occupying an enviable position backing directly onto London Road Recreation Park, this stunning and exceptionally spacious family home offers 2,029 sq ft of accommodation, including the garage, and has been thoughtfully extended by the current owners to create a superb and highly versatile living space.

From the moment you arrive, the property offers an impressive sense of space, with the ground floor centred around an exceptional 26'1" x 18'6" reception room. This substantial room provides an abundance of space for both relaxing and entertaining and forms the heart of the home, with a particularly attractive outlook towards the rear of the property and the open space beyond.

The ground floor also features a well appointed 15'6" x 8'6" kitchen, a convenient downstairs WC and a generous 17'3" x 8'9"



integral garage, providing excellent storage and practical additional space.

The first floor provides two particularly impressive bedrooms, including a generous 16'9" x 15'6" bedroom and a further 15'9" x 10'6" bedroom, together with bathroom facilities.

The second floor offers a further three bedrooms, providing a total of five bedrooms across the property. This flexible arrangement is ideal for a growing family, with the additional rooms also offering excellent potential for use as home offices, guest accommodation, dressing rooms or hobbies spaces depending on individual requirements.

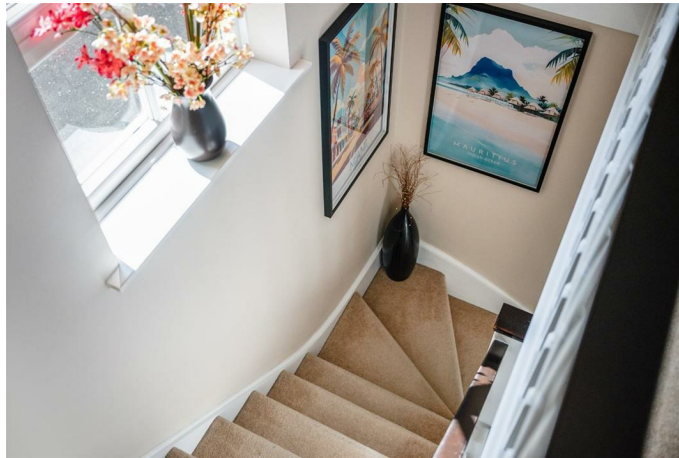
Having been extended by the current owners, the property offers considerably more accommodation than might initially be expected, while the layout has been designed with modern family living in mind.

One of the property's standout features is undoubtedly its location, with the rear of the home backing directly onto London

Road Recreation Park. This provides an enviable sense of openness and access to green space, making the property particularly appealing to families and those looking for a home with an exceptional outlook.

Just minutes from Ewell Village's excellent local amenities and public transport links, the house is within easy walking distance of both Ewell West and Ewell East stations (Zone 6). Ewell West offers direct services to Waterloo in approximately 34 minutes, with convenient connections to Victoria and London Bridge. The charming High Street is a short stroll away with a mix of local shops, convenience stores, restaurants, and a popular craft beer and wine bar. Nature lovers will appreciate the proximity to Hogsmill Riverside, Horton Country Park, and Nonsuch Park. The property also falls within the catchment area for many popular primary and secondary schools including Glyn School for Boys, Ewell Castle and Nescot College, all within easy reach.

Tenure: Freehold
Council Tax Band: F





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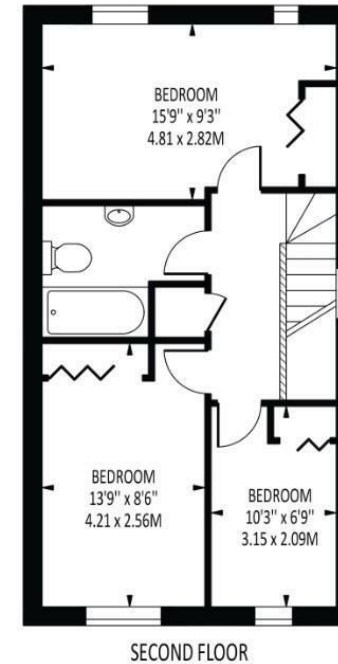
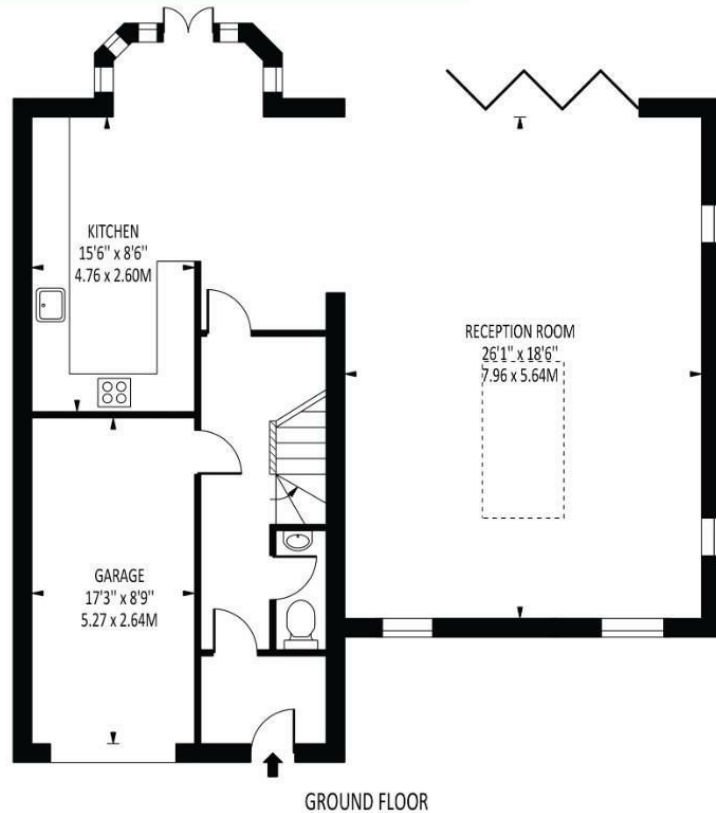


Mill View Close

Total Area: 2029 SQ FT • 188.50 SQ M

(Including Garage)

Garage Area : 150 SQ FT • 13.91 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) A		
(81-91) B		
(69-80) C	80	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.

