



St Giles Close, Ewell Village

The **PERSONAL** Agent

# Guide Price £685,000

## Freehold

- \*\* GUIDE PRICE £685,000 to £700,000 \*\*
- Private Gated Development in Ewell Village
- Entrance Hall and D/s Cloakroom
- Kitchen/Dining Room
- Spacious Lounge With Bi-fold Doors
- Master Bedroom With Dressing and Ensuite
- Two further Double Bedrooms
- Modern Family Bathroom
- Landscaped Level Rear Garden
- Designated Parking Space

**\*\* GUIDE PRICE £685,000 to £700,000 \*\* UNEXPECTEDLY REAVAILABLE** Set in an exclusive private gated development, this stunning three bedroom semi detached house comes with a designated parking space and is situated in the heart of Ewell Village.

This beautifully appointed townhouse offers stylish living accommodation arranged over three floors and is discreetly located in a private close within a short stroll of the picturesque Ewell Village with a wide choice of independent shops, cafes and restaurants, along with good local schools, Bourne Hall and two mainline railway stations with fast trains to London Waterloo.

You access the property via electric double gates with secure intercom system which provides an extra layer of privacy and seclusion, perfect for those looking for a secure lock-up and leave style property when away from the home or a low maintenance home that is modern and energy efficient.



As soon as you step through the front door you instantly get the measure of this fine home, but be patient as there are many further pleasant surprises. The entrance hall provides access to a downstairs cloakroom and stairs to first floor landing. From here doors lead off to a fully fitted kitchen/breakfast room with table seating area. There is separate bright and spacious living room which is an excellent entertaining space with bifold doors onto a level and secluded landscaped rear garden with sun terrace and artificial lawn.

The impressive accommodation continues on the first floor with two good sized double bedrooms and the main family bathroom and on the 2nd floor is an impressive master suite with a walk-in dressing room, ample eaves storage space and a modern ensuite shower room,

There is a designated parking space immediately outside the property and there are further visitor's parking within the close.

The highly desirable Ewell Village has a rich background dating

back to the Bronze age and at the end of the middle ages King Henry VIII established Nonsuch Palace (now Nonsuch Park) in 1538. The High Street offers a variety of shops, restaurants, cafés and pubs. Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres and exhibitions.

In the heart of the village lies the picturesque Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West stations (zone 6) offer easy access to London with Waterloo and Victoria taking approximately 40 minutes.

Tenure - Freehold  
Council tax band - E

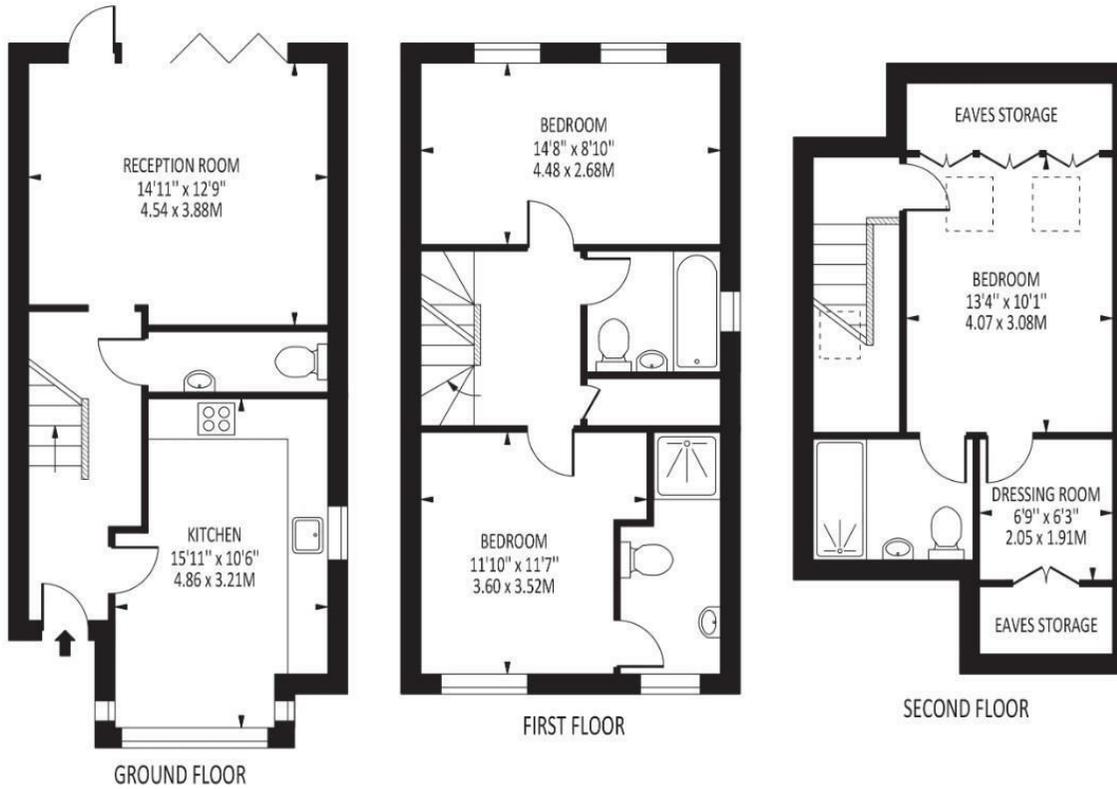






### St. Giles Close

Total Area: 1249 SQ FT • 116.03 SQ M  
 (Including Eaves Storage)  
 Eaves Storage Area : 55 SQ FT • 5.11 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>85</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.

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