



Cyclamen Way, West Ewell

The **PERSONAL** Agent

Offers In Excess Of £300,000 Leasehold

- Ground Floor Maisonette
- Two Double Bedrooms
- Private Garden
- Bright And Spacious Reception Room
- Modern Kitchen
- Modern Family Bathroom
- Low Service Charges And Long Lease
- No Onward Chain
- Popular Residential Area

The Personal Agent are delighted to welcome to the market this spacious and well presented two double bedroom ground floor maisonette set within a quiet and sought after cul de sac road.

The property itself boast a welcoming and private door which offers access to the bright lounge dining room with direct access out to the garden via patio doors, two double bedrooms, a modern kitchen and a modern family bathroom. The property goes on to boast a private and landscaped rear garden.

With low monthly out goings and a long lease we really do recommend your earliest viewing to avoid missing out on a home sure to have high levels of interest.

Ground floor maisonettes offer the convenience and



feel of traditional house with the added benefit of direct access to a private garden and are perfect for people with young children or pet or those who require living accommodation over one floor with no stairs to negotiate.

In the heart of nearby Ewell Village lies The Spring and The Hogsmill River leading up to the nature reserve which links 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 are within a short distance away.

Nearby Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The

M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Leasehold
Length of lease (years remaining) - TBC
Annual ground rent amount (£) - TBC
Annual service charge amount (£) - TBC
Council tax band - C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

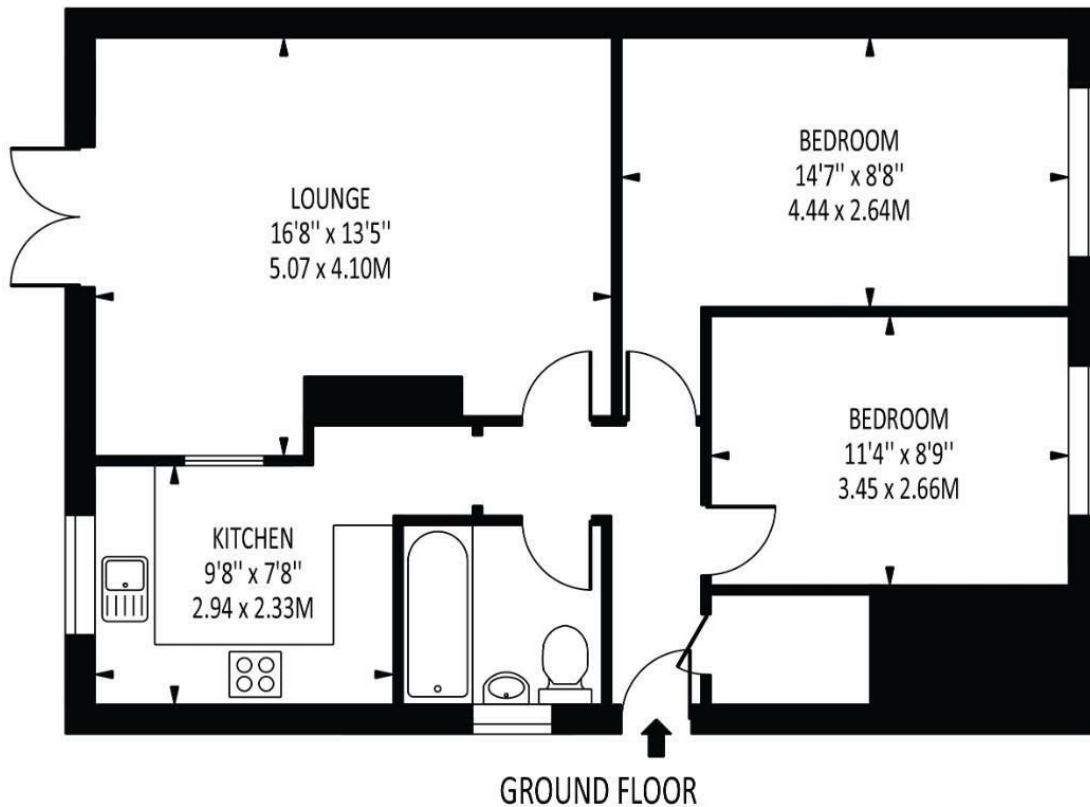




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Cyclamen Way
Total Area: 681 SQ FT • 63.26 SQ M



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		
(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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Epsom, Surrey, KT18 7RG
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Banstead, Surrey, SM7 2NS
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TADWORTH OFFICE
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Tadworth, Surrey, KT20 5AG
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LETTINGS & MANAGEMENT
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The
PERSONAL
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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.

