Ewell By Pass, Ewell Village

The PERSONAL Agent

Price Guide £375,000

Leasehold

- Stunning Larger Than Average Maisonette
- Own Front Entrance and Hallway
- Modern Fully Fitted Kitchen/Breakfast Room
- Spacious Lounge/Dining Room
- Two Generously Sized Bedrooms
- Modern Family Bathroom
- Private Fully Enclosed Rear Garden
- Close To Ewell Village and Train Stations
- On Road Permit Parking
- Viewing Highly Recommended

This beautifully appointed larger than average two double bedroom first floor maisonette is situated on the periphery of Ewell Village centre and offers a large South / West facing garden.

The property has a modern fully fitted kitchen/breakfast room and separately a spacious lounge/dining room with views of the garden and Ewell Village behind.

Both bedrooms are generous double rooms and the modern bathroom has a bath with shower above.

Outside you have access to your own fully enclosed private rear garden with artificial lawn and terrace seating area.

Early viewing essential.

The historic Nonsuch Park is just across the road, with its woodland walks just moments away making it perfect for a pleasant amble or perhaps a bit of daily exercise with the dog. With lots of green space on your doorstep its good to know that practicality is never far away, with Stoneleigh railway station and its regular service to Waterloo taking just 32 minutes, the local parade of shops catering for all of your day to day needs and a great choice of local schools covering all future bases for buyers.

Ewell Village offers a variety of shops, restaurants, cafés and pubs. The Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres. In the heart of the village lies the 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 with their connections to London.

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 the open spaces of Epsom Downs, the home of The Derby and Nork Park. 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) - 150 TBC
Annual ground rent amount (£) - 80.00
Annual service charge amount (£) - Nil
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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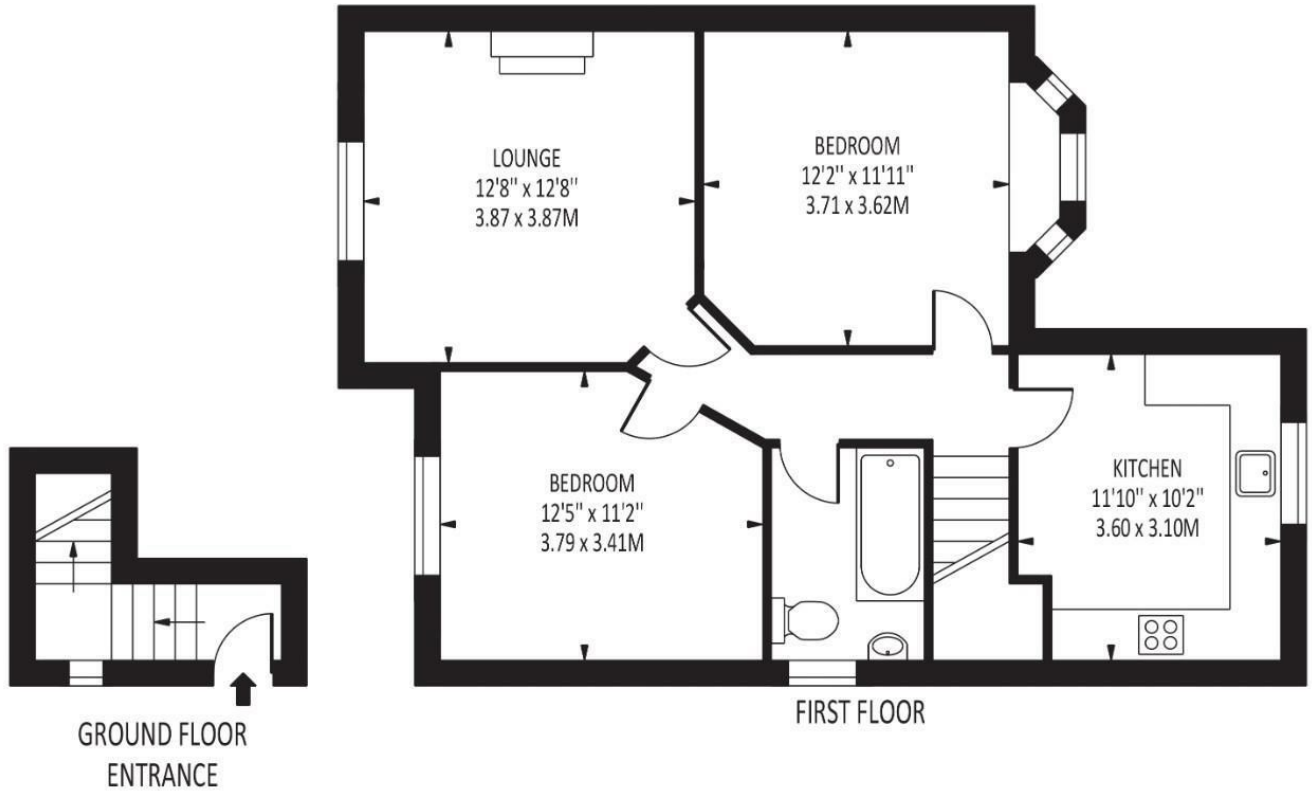
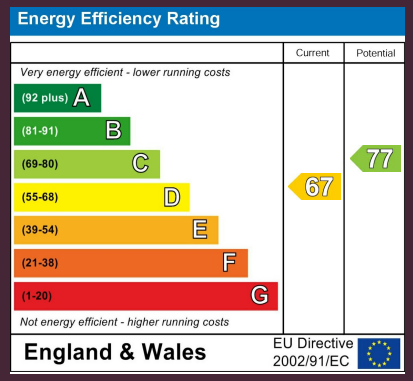
Ewell By Pass

Total Area: 743 SQ FT • 69.03 SQ M





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Any intending purchaser or lessee should satisfy themselves by inpspection, 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.

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

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The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.

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