



Preston Drive, Ewell Court

The **PERSONAL** Agent



# £585,000

## Freehold

- South/West facing 75ft x 35ft garden
- Spacious detached bungalow
- Spacious Entrance Hall
- Modern fitted kitchen
- Generous living room
- Two double bedrooms
- Modern bathroom
- 743 Sq. Ft of basement storage
- Sought after cul de sac
- Scope to extend, re-configure & customise

This excellently appointed detached bungalow is located within a quiet and rarely available cul-de-sac that sits in the very heart of the ever popular Ewell Court.

The property is presented in great internal order with numerous modern upgrades throughout as well as significant scope for any new owner to extend, reconfigure and place their own stamp on it.

The generous accommodation comprises of a spacious hallway with doors off to all rooms, a great sized sitting room that overlooks the garden and links to the modern kitchen. Located towards the front of this home are two genuine double bedrooms and there is a modern, smart four piece bathroom suite that completes the accommodation.



Outside there are steps down to the garden which enjoys the most coveted South/Westerly facing aspect, meaning that its a real sun trap. The garden measures 75ft x 35ft, so its a great size and also benefits from not one, but two brick built outbuildings, that are great workshops but could also be easily converted into a gym, work from home office or hobby room.

The property benefits further from a 743 Sq. Ft complete lower level in the form of five separate basement storage rooms, one of which that has been utilised as a workshop. This area provides further flexibility and the scope to re-configure this space to your own specification as well as scope to extend the bungalow further STPP.

The property is situated within close proximity to Ewell Village, Bourne Hall Park and Medical Centre and

both Ewell West & Ewell East main line stations offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy access to the A3 and M25 (Junction 10). Ewell Village has a variety of shops including a Sainsbury's Local. There are also a wide variety of cafés, restaurants and pubs available locally.

Ewell is a popular commuter village, located to the south west of London and offers a good mix of state and independent schools for all age groups.

Tenure - Freehold  
Council tax band - E





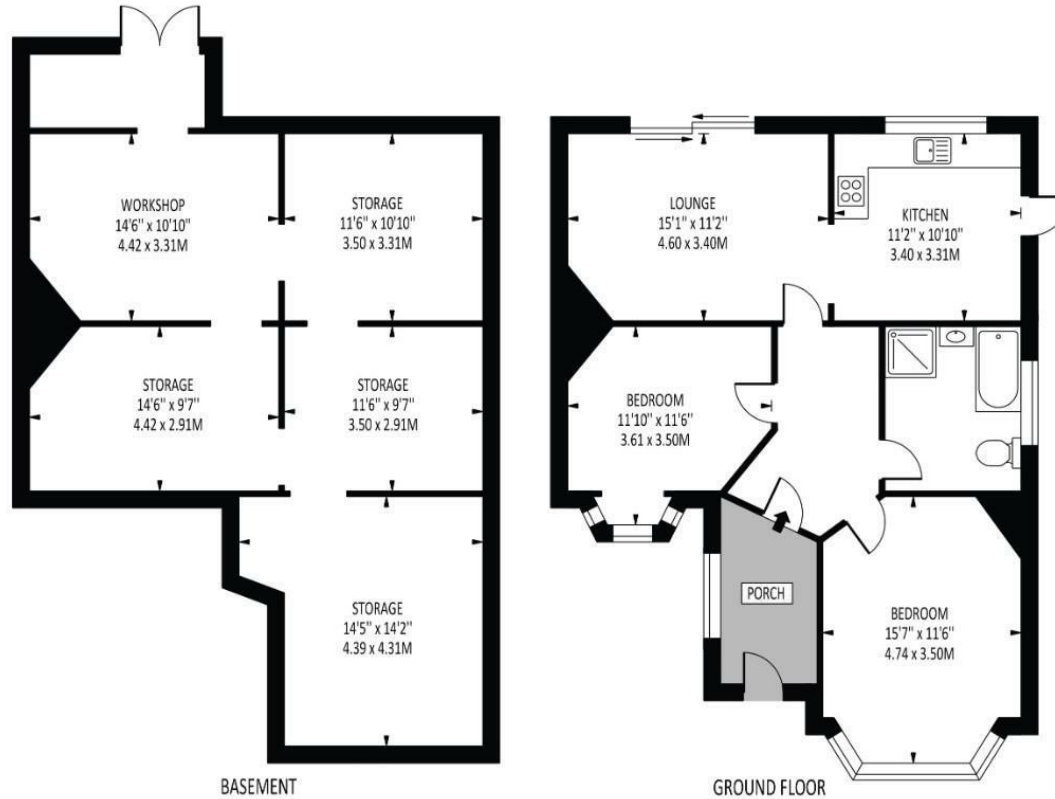




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Total Area: 1507 SQ FT • 140.00 SQ M



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) <b>A</b>		
(81-91) <b>B</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		
England & Wales		EU Directive 2002/91/EC

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