Kirby Close, Ewell

The PERSONAL Agent

£485,000

Freehold

- Fully Enclosed Entrance Porch
- Two Double Bedrooms
- Living Room leading to Dining Room
- Fitted Kitchen
- Fully Tiled Shower Room
- Double Glazing
- Gas Central Heating
- Own Drive Providing Off Street Parking
- Large Private Landscaped Rear Garden
- EPC Rating D

The Personal Agent are delighted to welcome to the market this spacious and well presented two double bedroom semi detached bungalow, set on a quiet cul de sac within a short walk to both Stoneleigh Train station and Broadway.

Set within a quiet residential cul-de-sac, this well-proportioned two bedroom bungalow offers approximately 874 sq ft of flexible accommodation, including a detached garage, and presents an excellent opportunity for buyers looking to modernise and personalise a home to their own specification.

The property opens into a central hallway providing access to all principal rooms. To the front, the main bedroom enjoys a charming bay window and generous proportions, measuring 15'9" x 9'5". A second bedroom is positioned to the rear, ideal as a guest room, home office or nursery.

The living room sits centrally within the home and flows through double doors into a separate dining room, creating a versatile reception space that can be opened up for entertaining or enjoyed as two distinct areas. The kitchen is located just off the hallway and offers scope for updating, with potential to reconfigure subject to the necessary consents.

A family bathroom completes the internal accommodation.

Externally, the property benefits from a detached garage measuring 17'5" x 8'5", providing excellent storage or secure parking, along with additional off-street parking potential (subject to layout), while to the rear there is a large and private rear garden which has been careful landscaped over the years.

Requiring some modernisation throughout, this property represents a fantastic opportunity for those seeking a project in a desirable and convenient location, with strong potential to enhance both layout and value.

Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Tenure - Freehold
Council Tax: Band D

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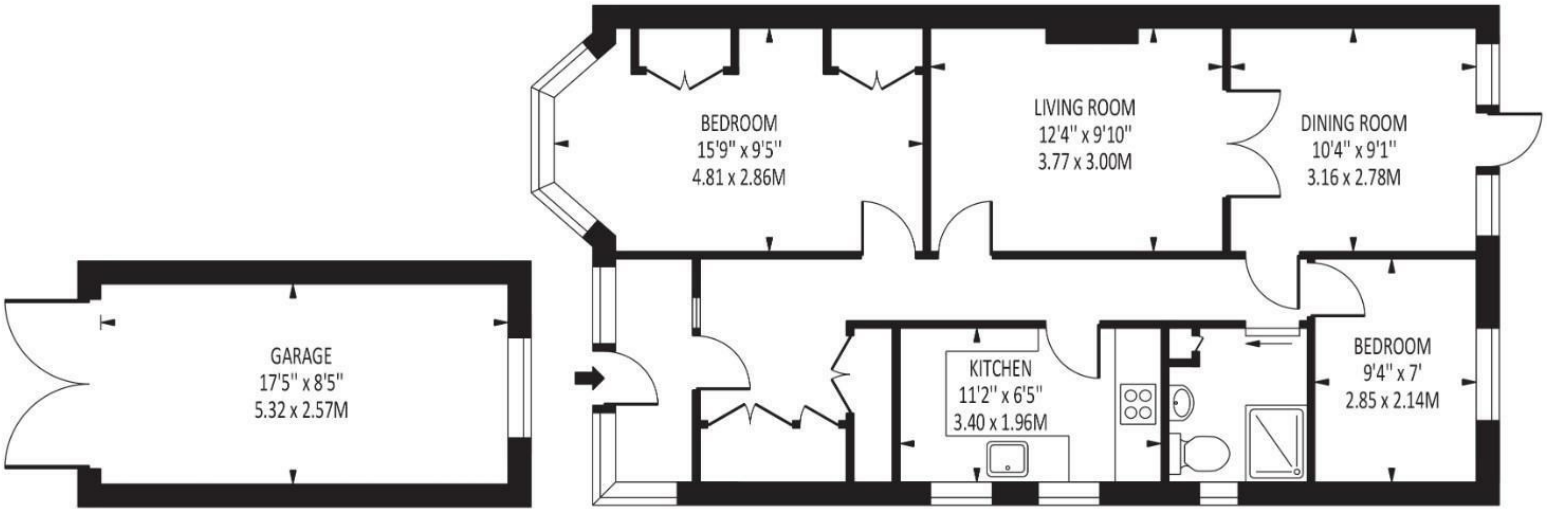
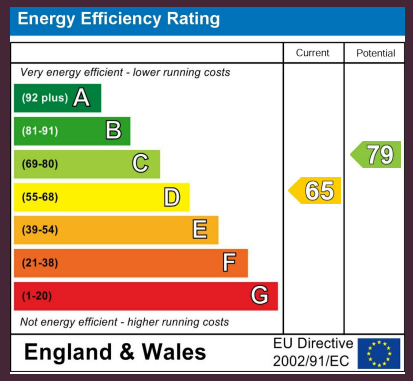
Total Area: 874 SQ FT • 81.17 SQ M
(Including Garage)
Garage Area : 147 SQ FT • 13.67 SQ M



GROUND FLOOR



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