



Ewell By Pass, Ewell

The **PERSONAL** Agent



# Guide Price £650,000

## Freehold

- Extended Family Home
- Three/Four Bedrooms
- Modern Kitchen And Bathroom
- Two Bright Reception Rooms
- Additional Conservatory With Direct Access To The Garden
- Two Bathrooms
- Landscaped Front And Rear Gardens
- Detached Garage
- Walking Distance To Stoneleigh And Ewell Village
- Viewing By Appointment

The Personal Agent is delighted to present this extended and well-maintained three/four-bedroom semi-detached family home.

Ideally situated within walking distance of both Stoneleigh Broadway and Ewell Village, along with their respective train stations, this property also offers easy access to a variety of fantastic parks and outdoor spaces perfect for young families.

The property has been thoughtfully extended from its original 'chalet' style layout, now offering versatile living space. Currently arranged to provide four well-proportioned bedrooms, two



bright reception rooms, and a spacious conservatory with direct access to the rear garden.

Additionally, the home features a modern kitchen/dining area, two bathrooms one on each floor and access to a small loft.

Externally, the property benefits from a generously sized rear garden with a detached garage align with being uniquely placed to offer direct access from the bottom of the garden through into a private recreation ground and private allotments.

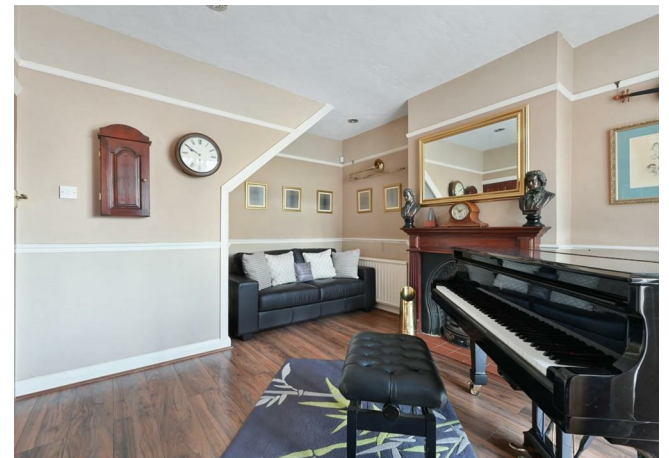
While the front provides off-street parking for two cars.

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









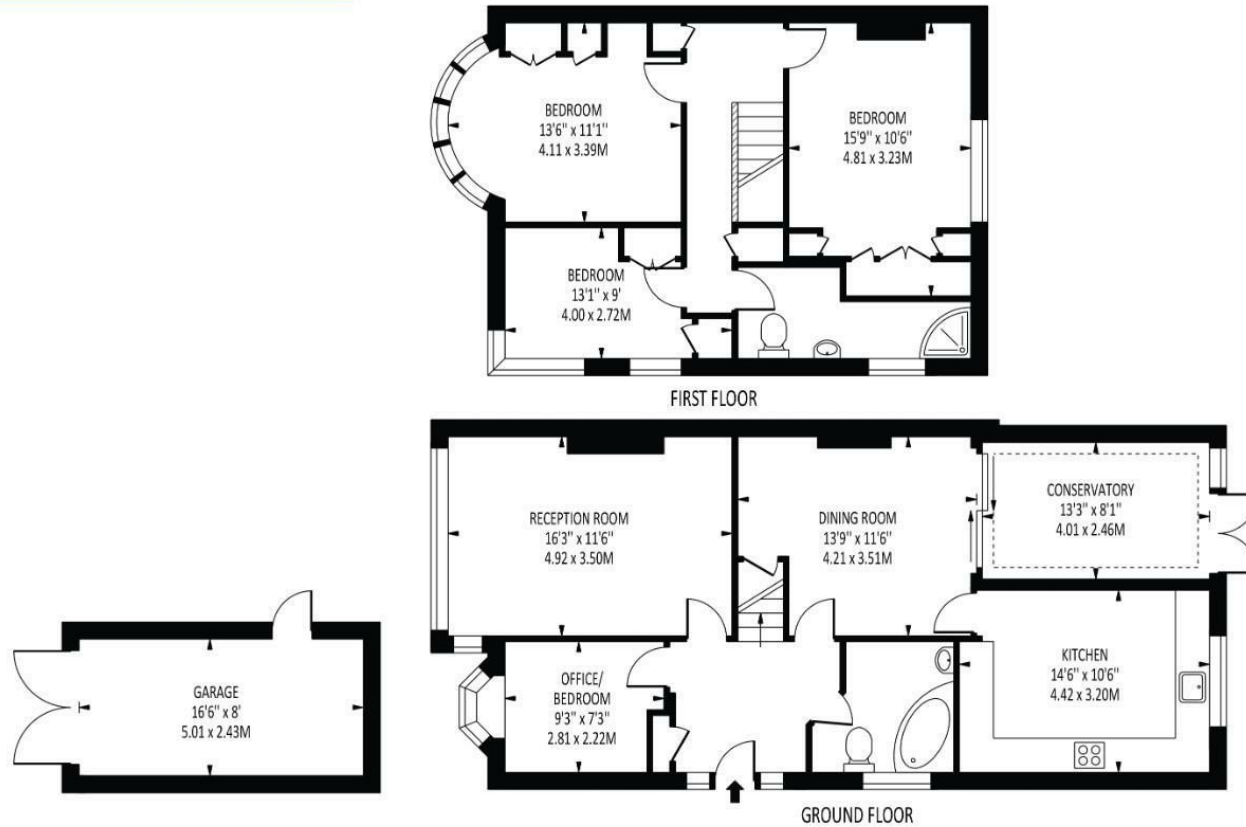


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## Ewell-By-Pass

Total Area: 1502 SQ FT • 139.54 SQ M  
(Including Garage)  
Garage Area : 131 SQ FT • 12.17 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>		<b>85</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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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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.

