



Firwood Avenue, Ewell

The **PERSONAL** Agent

Guide Price £525,000

Freehold

- Bungalow in Sought After Road
- Enclosed Entrance Porch
- Hallway
- Two Double Bedrooms
- Lounge/Dining Room
- Kitchen
- Lawned Front and Rear Gardens
- Driveway
- Requiring Some Modernisation
- No Chain and Potential To Extend STPP

A charming two bedroom semi detached bungalow, offering excellent potential for modernisation, situated on a sought-after residential road and offered to the market with no onward chain. The property benefits from a private driveway, attached garage and well-established front and rear gardens, providing a wonderful outdoor space.

You enter the home via an enclosed entrance porch, leading through to the central hallway, with access to all principal rooms. To the front of the property are two well proportioned double bedrooms, both featuring large bay windows overlooking the front garden and allowing plenty



of natural light. These rooms are versatile and can easily be adapted to suit individual needs, whether as bedrooms or additional reception space

To the rear, there is a comfortable lounge/dining room with doors opening directly onto the garden, along with a good sized kitchen. The family bathroom is conveniently located off the hallway adjacent to the kitchen.

The loft offers further potential for extension, subject to the necessary planning consents. Outside, the rear garden is laid mainly to lawn and is well stocked with a variety of mature plants, trees, and shrubs. There is also a wooden shed and side access with door to the garage.

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 and Ewell Court Park are within walking distance.

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

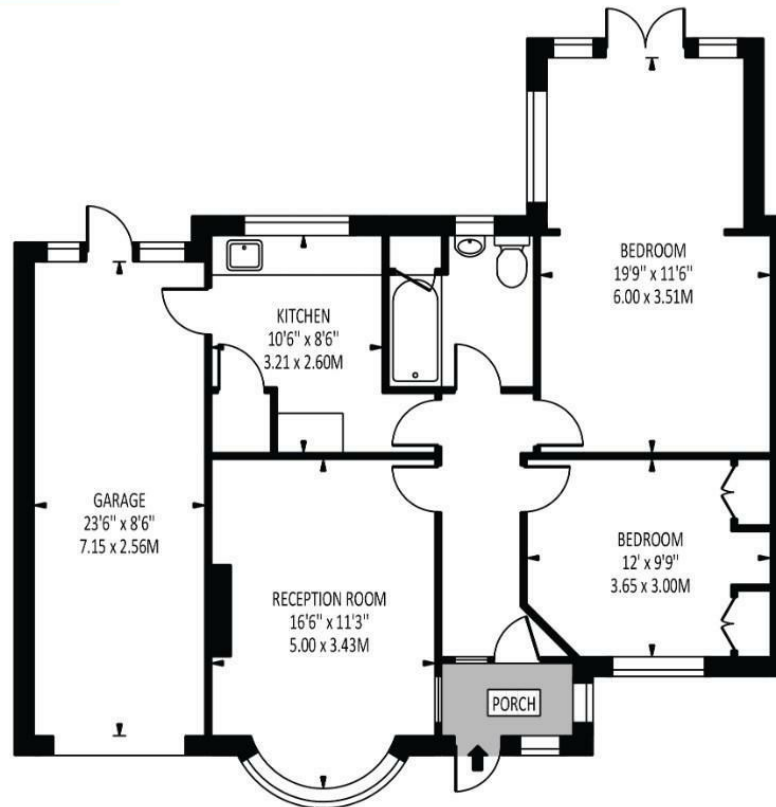






Firswood Avenue

Total Area: 967 SQ FT • 89.82 SQ M
(Including Garage)
Garage Area : 197 SQ FT • 18.30 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

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 & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01372 814 900

LETTINGS & MANAGEMENT

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

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



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Agent

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.

