



Ewell Park Way, Stoneleigh

The **PERSONAL** Agent



# Guide Price £725,000

## Freehold

- Family Home Filled with Light and Character
- Entrance Hall with inner lobby storage area and W.C
- Bay Fronted Living Room
- Dining/Family Room
- Beautiful Garden Room/Sun Lounge
- Fully Fitted Kitchen With Separate Utility Room
- Three Bedrooms
- Family Bathroom
- Secluded Level Rear Garden
- Ample Driveway and Attached Garage

Thoughtfully designed with family living in mind, this beautifully presented home offers a perfect blend of comfort, practicality and personality. Filled with natural light and rich in character, it provides a setting that feels both uplifting and instantly inviting from the moment you step inside.

At the heart of the home are its generous and well balanced living spaces. The elegant reception room, with its bay window and feature fireplace, offers a calm and cosy retreat, ideal for relaxing together at the end of the day. A separate dining room creates the perfect environment for family meals, celebrations and entertaining, combining warmth with a vibrant and sociable atmosphere.

Flowing seamlessly from here, the stunning garden room provides a versatile additional living space, with its atrium style double glazed roof and direct access to the garden creating an effortless connection between indoors and out.

The kitchen has been carefully arranged to support the rhythm of daily life, offering ample workspace, storage and room for informal dining. Overlooking the garden and bathed in natural light, it serves as a bright and welcoming hub for everything from busy mornings to relaxed weekend cooking.



Practicality is well considered throughout, with a separate utility room helping to keep everyday family life organised, while the garage provides valuable storage or potential for future adaptation as needs evolve.

Upstairs, three well proportioned bedrooms offer flexibility for modern living, easily accommodating children's rooms, guest space or a home office. The layout is designed to adapt as families grow and change, ensuring long term comfort and usability.

The family bathroom is bright, clean and thoughtfully appointed, featuring a full size bath alongside a separate walk in shower, ideal for both quick morning routines and relaxed evenings. A large window allows natural light to flood the space, enhancing its fresh, airy feel, while the practical layout ensures it works perfectly for busy family life.

The outdoor space further enhances the home's family friendly appeal, offering a safe and enjoyable setting for children to play and for everyone to unwind. Whether hosting summer barbecues, dining alfresco or simply enjoying the sunshine, the garden acts as a natural extension of the living space, particularly during the warmer months.

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.

Epsom with its range of shops, restaurants, sports facilities, mainline railway station and theatre, as well as the Epsom Downs Racecourse which hosts the world renowned Derby Day is close by. Kingston offering a more comprehensive range of shops is also a short drive away.

Tenure - Freehold  
Council tax band - E









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## Ewell Park Way

Total Area: 1279 SQ FT • 118.85 SQ M  
(Including Garage & Utility Room)  
Garage Area : 95 SQ FT • 8.85 SQ M  
Utility Room Area : 44 SQ FT • 4.12 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>86</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            | <b>72</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<br>2002/91/EC |

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### LETTINGS & MANAGEMENT

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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.



