



Kingston Road, Ewell

The **PERSONAL** Agent

Price Guide £525,000

Freehold

- Three Bedrooms
- Semi Detached
- Two Reception Rooms
- Conservatory
- 69ft South / West Facing Garden
- Detached Summerhouse
- Driveway with EV Charging Point
- Detached Storage Garage



This three bedroom family home offers two spacious reception rooms including the lounge to the front with a bay window, and the dining room to the rear which has bi folding doors to a 17ft double glazed conservatory.

Upstairs are three bedrooms arranged in a classic 1930s layout with two large double bedrooms and one single bedroom opposite the family bathroom.

Outside, to the front of the property is a smart brick block driveway with an EV charging point, while to the rear is a fantastic south / west facing garden measuring 69ft in length, with a detached timber built

summer house towards the end.

Early viewing highly recommended by sole agents.

The property is situated near Stoneleigh, 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 & M25 (Junction 9).

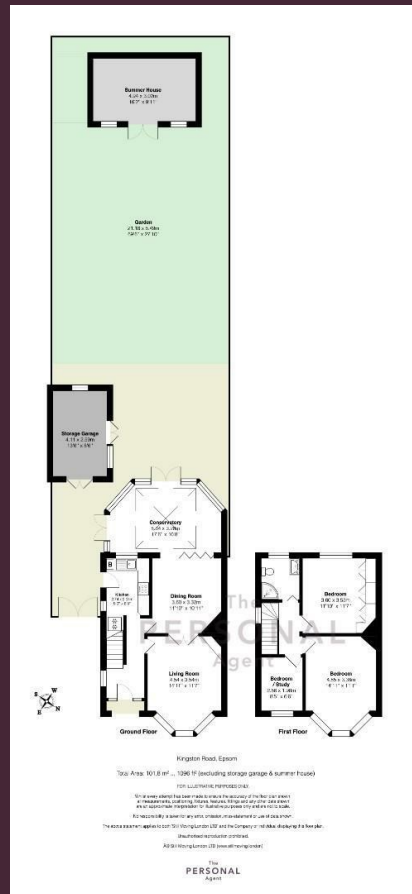
Ewell Village has a variety of shops including a Sainsbury's Local there is also a wide variety of cafés, restaurants and pubs available locally. Ewell is a popular commuter village, located to the south west of

London and offers a good mix of state and independent schools for all age groups including the popular and sought after Glynn and Blenheim school catchments . This property is a few moments walk from the wide open spaces of the picturesque Hogsmill nature reserve, as well as the Ewell Court House library and visitor centre.

Tenure - Freehold
Council tax band - E







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		61
(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

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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.

