



Fairfield Way, Ewell

The **PERSONAL** Agent

Price Guide £555,000

Freehold

- Three Bedroom Semi Detached
- Well Presented Family Home
- Extended to the Rear
- Double Glazing
- Through Lounge / Dining Room
- Brick Paved Patio Area
- Private Good Size Rear Garden
- Within 1 mile of Stoneleigh Station & Shops

*** OPEN TO OFFERS *** This extended three bedroom family home is offered to the market in excellent decorative order and must be seen to be appreciated.

As you enter the property you are met with a larger than average entrance hall which offers access to a light and airy through lounge/dining room. Continuing through the property, there is a modern fitted kitchen, downstairs WC and a rear extension providing an additional reception room.

To the first floor there are three well proportioned



bedrooms along with a modern family bathroom, whilst externally there is a private rear garden, detached garage, and off street parking for two cars.

The property also benefits from huge scope to extend subject to planning permission and is sure to attract a high level of interest.

The property is situated within close proximity to Ewell Village, Bourne Hall Park and Medical Centre and both Ewell West & Ewell East main line station 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 Sainsburys 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.

Tenure - Freehold



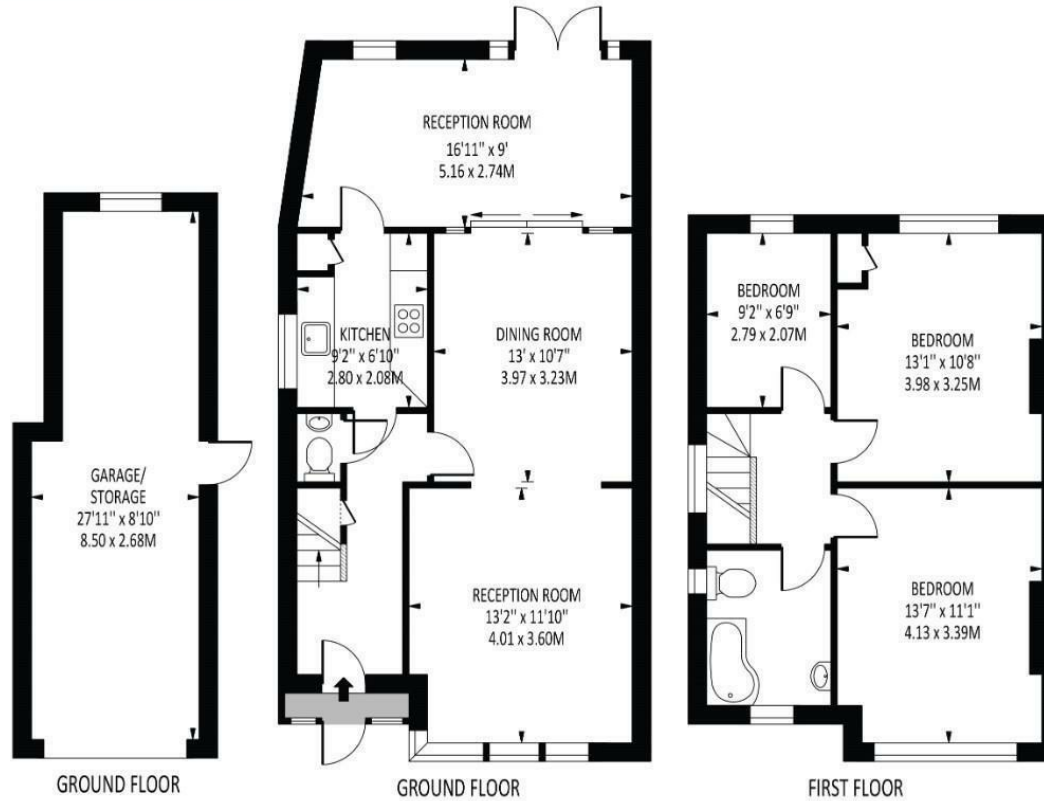


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Total Area: 1296 SQ FT • 120.43 SQ M
(Including Garage & Storage)
Garage & Storage Area: 227 SQ FT • 21.10 SQ M



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		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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