



Willow Way, Ewell

The **PERSONAL** Agent

Price Guide £530,000

Freehold

- Semi Detached Family Home
- Entrance Hall
- Lounge and Dining Room
- Fully Fitted Kitchen
- Three Bedrooms
- Family Bathroom
- Well Established Level Rear Garden
- Private Driveway and Detached Garage
- Popular Residential Road and No Onward Chain
- Potential For Extension (STPP)

A three bedroom semi detached house with driveway, detached garage and well established level rear garden offering further potential for extension and situated in a sought after residential area of Ewell Court. No Onward Chain.

This property offers a wonderful opportunity for those seeking a home with great potential. Boasting two reception rooms, three bedrooms, as well as a family bathroom, this house provides ample space for comfortable living.

One of the standout features of this property is the spacious lounge and dining room with picturesque views over the well established level rear garden.

The kitchen is fully fitted with plenty of worktop space and views of the garden and there is handy door which leads to the rear garden and detached garage.

Upstairs are three well proportioned bedrooms and a family bathroom.



Although the property is in need of some modernisation, this presents a fantastic opportunity for you to put your own stamp on the house and create the home of your dreams. Additionally, the potential for extension, subject to planning permission, allows for further customisation to suit your needs and lifestyle.

With a private driveway providing off road parking and a shared approach to a detached garage, parking will never be an issue for you or your guests.

The level and secluded rear garden offer a peaceful retreat, perfect for relaxing or entertaining outdoors.

Don't miss out on the chance to own this gem in Willow Way. With its potential, and desirable location, this property is sure to be a wonderful place to call home for years to come.

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 and 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
Council Tax: - currently band 'E'





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Total Area: 954 SQ FT • 88.65 SQ M
(Including Garage)
Garage Area : 152 SQ FT • 14.15 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		

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