



Heatherside Road, West Ewell

The **PERSONAL** Agent

Guide Price £625,000

Freehold

- Stunning Period House With Rear Extension
- Traditional Entrance Hall
- Downstairs Cloakroom
- Living Room With Bay Window
- Dining Room With Feature Fireplace
- Impressive Kitchen With Island and Bi Fold Doors
- Three Bedrooms
- Stylish Family Bathroom
- Landscaped Level Rear Garden
- Large Loft With Potential For Conversion STPP

This stunning three bedroom Victorian residence offers stylish, contemporary living at its very best. A substantial rear kitchen extension features bi-fold doors that open onto a private, secluded and beautifully landscaped rear garden, perfect for both family life and entertaining. This impressive home truly must be seen to be appreciated. The loft also provides excellent scope for expansion subject to permission.

Ideally located for families, the property is within close proximity to a highly regarded Danetree primary school. Hogsmill Nature Reserve and Horton Country Park are both within walking distance, offering peaceful outdoor space for exploring. West Ewell railway station is nearby, providing convenient transport links into central London in less than 30 mins and Ewell Village is also close at hand, with its eclectic mix of independent shops, cafés and restaurants, ensuring there is something for everyone, whether you're out with the children or enjoying a relaxing dinner with loved ones.



The ground floor layout has been thoughtfully designed to maximise both natural light and usable living space. With three well-defined yet interconnected rooms which flow seamlessly together, creating an exceptional modern living environment. The true centrepiece is the impressive rear extension, which features a high-end fitted kitchen complete with integrated appliances and a striking central island that naturally draws people together. This space is perfectly suited for hosting dinner parties, spending quality time with family, or simply enjoying everyday living, with bi-folding doors opening directly onto the garden and enhancing the sense of space and light.

Upstairs, the impressive sense of space continues with three well-proportioned bedrooms, all served by a stylish and contemporary family bathroom that you'll genuinely struggle to leave in the mornings. The loft space offers excellent potential for further expansion and is of a size capable of accommodating an additional bedroom and en-suite bathroom STPP, providing long-term flexibility.

Ewell Village has a variety of shops including a Sainsbury's Local, and a wide variety of cafés, restaurants and pubs available locally. The area is popular with commuters with easy access to both Ewell West and Ewell East train stations, located to the south west of London and offers a good mix of state and independent schools which Ewell Grove and Glynn. With the addition of a number of popular parks and open spaces nearby with the likes of Ewell Court Park and Horton Park this property really does offer everything buyers will be looking for location wise.

Tenure - Freehold
Council Tax - D





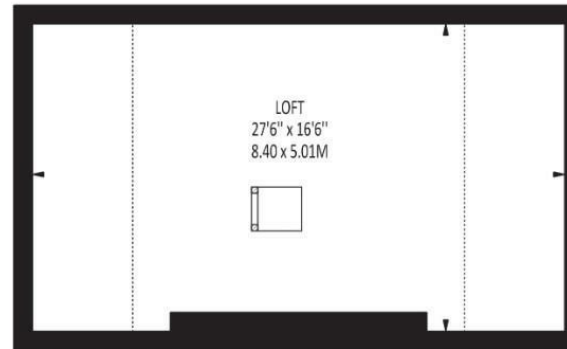


Heatherside Road

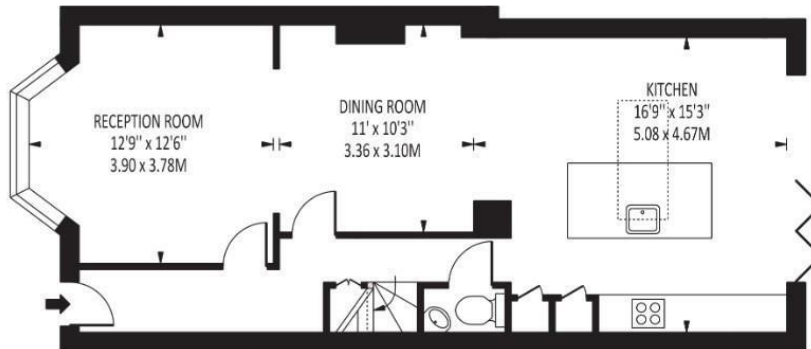
Total Area: 1492 SQ FT • 138.58 SQ M

(Including Restricted Height)

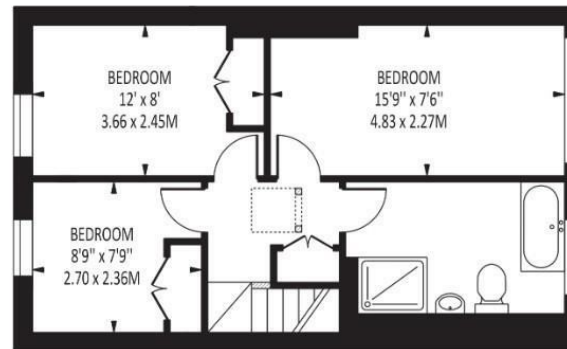
Restricted Height Area : 169 SQ FT • 15.68 SQ M



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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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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.

