



Kingston Road, Ewell Village

The **PERSONAL** Agent

Offers Over £525,000

Freehold

- Attractive Victorian architecture with classic kerb appeal
- Beautifully presented interiors with neutral, modern décor
- Engineered oak flooring and feature fireplace in the lounge
- Separate dining room with understairs storage
- Modern kitchen with adjoining lean to/utility
- Contemporary ground floor bathroom
- Private driveway providing off street parking
- Good sized rear garden, ideal for outdoor dining and relaxation
- Detached home office with en suite shower room
- Short walk to Ewell Village and Stoneleigh Broadway

A Victorian semi detached period house offering two generous double bedrooms, a private driveway, and a spacious rear garden featuring a modern detached home office with its own en suite. Ideally situated within a short walk of both charming Ewell Village and Stoneleigh Broadway, the property benefits from excellent access to local shops, cafés, and mainline stations providing direct routes into central London.

This elegant residence blends timeless character with contemporary comfort, offering beautifully presented interiors and a warm, natural décor throughout. Thoughtfully updated, the home features a stylish modern kitchen and a sleek, contemporary bathroom, creating a move in ready space with broad appeal located in a prime village setting.

The ground floor offers a beautifully appointed lounge



with engineered oak flooring and a feature fireplace, a separate dining room with excellent understairs storage, a sleek fully fitted kitchen complemented by a practical lean-to style conservatory/utility room, and a stylishly designed ground floor bathroom.

Upstairs, there are two generous double bedrooms and access to the loft, which provides useful storage and offers scope for conversion (subject to planning).

Outside, the thoughtfully landscaped rear garden offers a refined blend of paved terrace seating areas and a generous lawn. The contemporary home office is fully equipped with power and lighting and includes its own ensuite shower room, creating a highly versatile space ideal for remote working or accommodating overnight guests.

Ewell Village offers a variety of shops, restaurants, cafés and pubs. The Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres. In the heart of the village lies the Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West stations with their connections to London.

Nearby Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is the open spaces of Epsom Downs, the home of The Derby and Nork Park. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure: Freehold
Council Tax: Band: C



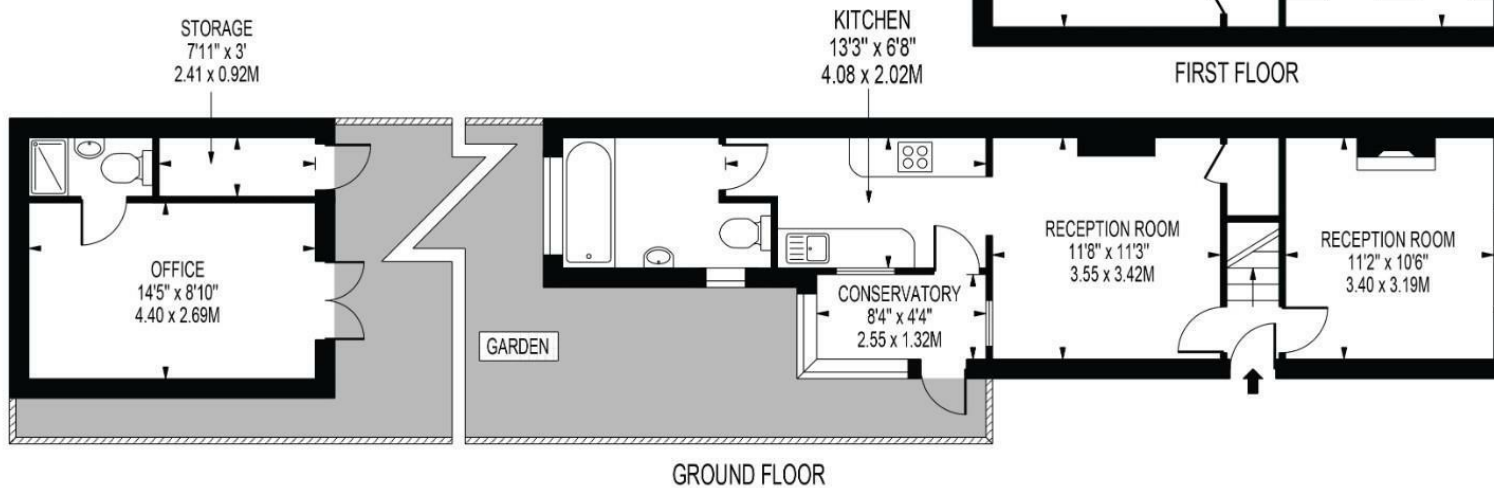


The **PERSONAL** Agent



Kingston Road

Total Area: 974 SQ FT • 90.49 SQ M
Outbuilding Area: 175 SQ FT • 16.28 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		77
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

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.

