



Courtlands Drive, Ewell

The **PERSONAL** Agent

Guide Price £635,000

Freehold

- No Onward Chain
- Potential to Extend Subject To Planning Permissions
- Three Bedroom Semi Detached House
- Galley Kitchen
- Two Reception Rooms
- Family Bathroom
- Garden Room to Rear of Garage
- Off Street Parking
- Downstairs WC

Offered to the market with no onward chain, this three bedroom semi detached home presents an excellent opportunity for buyers looking to create their ideal family home. Requiring modernisation throughout, the property offers well balanced accommodation, generous room sizes and significant scope to improve, remodel and extend (subject to the usual planning permissions).

The ground floor comprises a welcoming entrance hall, a spacious front reception room, a separate dining room overlooking the rear garden, a fitted kitchen and a convenient downstairs WC. The layout lends itself perfectly to modern open plan living, should a purchaser wish to reconfigure the space.

Upstairs, there are three well proportioned bedrooms, including two generous doubles and a comfortable single bedroom, all served by a family bathroom.

Externally, the property enjoys a private and secluded rear



garden, enclosed by a mature selection of shrubs and established hedging, creating a peaceful setting with plenty of privacy. The garden offers an excellent space for outdoor entertaining, family enjoyment or further landscaping to suit individual tastes. A detached garage with an adjoining sunroom provides excellent storage, workshop potential or the opportunity for alternative uses. The generous plot also offers exciting scope to extend to the side and rear, subject to the necessary planning consents.

This is a fantastic opportunity for purchasers seeking a home they can modernise to their own taste in a desirable residential location. Early viewing is highly recommended to appreciate the potential on offer.

The property is situated within close proximity to Ewell Village, Bourne Hall Park and Medical Centre and Stoneleigh, Ewell West & Ewell East main line stations all offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy access to the A3 and M25 (Junction

10). Ewell Village has a variety of shops including a Sainsbury's Local. There are also a wide variety of cafés, restaurants and pubs available locally and The historic Nonsuch Park and Hogsmill Nature reserve are both located close by.

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 and has resided in the past of catchment areas of both Glyn and Rosebery schools, as well as Epsom college.

Tenure- Freehold
Council tax band- E



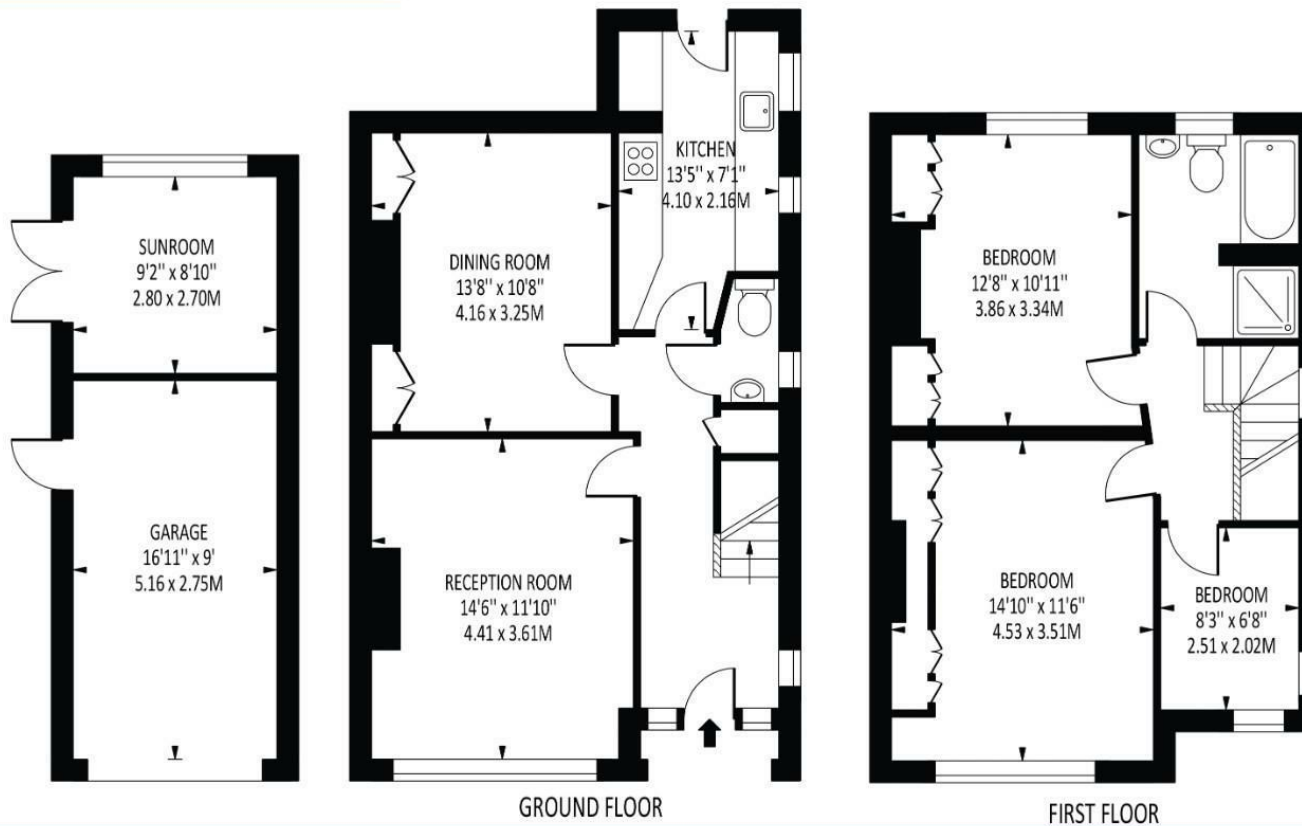


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Total Area: 1279 SQ FT • 118.86 SQ M
(Including Garage & Sunroom)
Garage Area : 153 SQ FT • 14.19 SQ M
Sunroom Area : 81 SQ FT • 7.56 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(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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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.

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