



Rowden Road, West Ewell

The **PERSONAL** Agent

Price Range £525,000

Freehold

- Impressive Rear Extension
- Stunning Contemporary Style Layout
- Enclosed Porch and Entrance Hall
- Playroom Room/Bedroom Four
- Stunning 27ft Open Plan Kitchen/Dining/Family Room
- Modern Ground Floor Bathroom
- Master Bedroom With En-Suite
- Two Further Bedrooms
- Level Child Friendly Rear Garden
- Driveway With Parking For Two Cars

This stunning family home features an impressive open plan layout that creates a stylish, contemporary feel throughout. The property offers generously sized bedrooms and a level, child friendly rear garden, making it ideal for modern family living. Early viewing is highly recommended.

There is a real attention to detail throughout this home, with our clients choosing stylish design touches that provide an enviable ground floor living space which is perfect for entertaining, social occasions and most importantly, day to day family life.

Blending traditional charm with a contemporary yet practical layout, the accommodation is bright and spacious being laid out over two floors.

The entrance hall sets the tone of what's to come and from here you have access to a separate playroom tucked away from the main ground floor accommodation offering an ideal spot for children to play and unwind, or alternatively serving as a



comfortable fourth bedroom. This room is conveniently serviced by a modern ground floor family bathroom, making the property perfectly suited to multi-generational living.

The best is yet to come, leading you to what is undoubtedly the heart of this home: the stunning kitchen/dining/family room.

This remarkable space extends to an impressive 27ft x 26'4 featuring double glazed sliding doors that open seamlessly onto the garden and a large lantern roof light that bathe the room in natural light. Distinct dining, family and kitchen zones blend effortlessly to create the ultimate hub for modern living.

Upstairs, the property offers three well proportioned bedrooms, including a master bedroom with a stylish wet room style en-suite shower room. A generous loft space provides excellent additional storage.

Outside, the property continues to impress with a large

stone-paved terrace that leads onto a well kept lawned garden. Side access connects directly to the front driveway, which provides gated off street parking for two vehicles

Nearby Ewell and Ewell Village offers a variety of shops, restaurants, cafés and pubs. 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.

Tenure: Freehold.
Council Tax Band: D



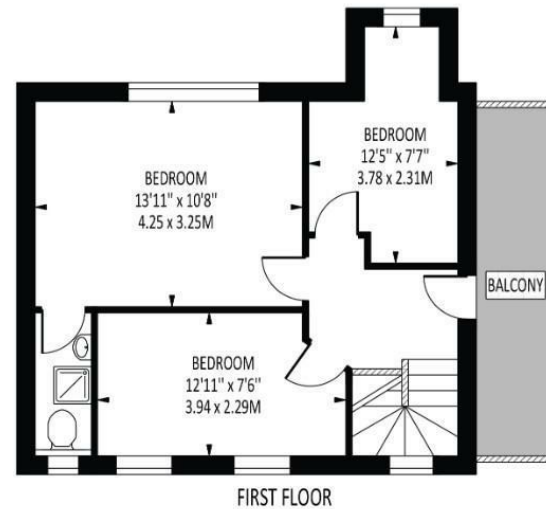
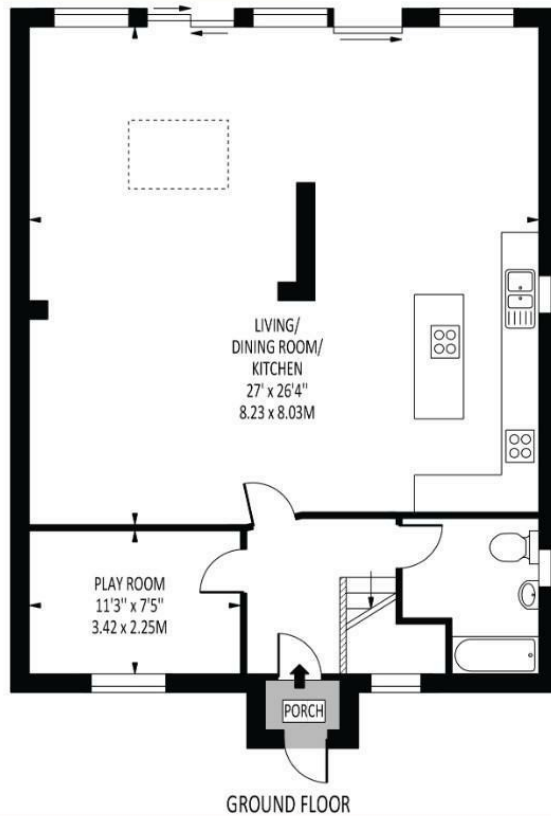


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Total Area: 1351 SQ FT • 125.48 SQ M



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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