



Larkspur Way, Ewell

The **PERSONAL** Agent

£489,950

Freehold

- VIEWING DAY BY APPOINTMENT ON 28TH MAY - CALL TODAY
- Well Presented Through Out
- Modern Kitchen And Bathroom
- Private And Landscaped Rear Garden
- Detached Garage
- Call For A Viewing Slot
- Popular Residential Cul-De-Sac
- In Close Proximity To Ofstead 'Excellent' Rated Schools
- Three Bedroom Semi Detached Family Home



**** VIEWING DAY BY APPOINTMENT ON 28TH MAY - CALL TODAY **** The Personal Agent are delighted to welcome to the market this extremely well presented three bedroom semi detached family home, set within a popular and sought after cul-de-sac in West Ewell.

The property itself boast a bright and open reception room, modern family kitchen, three well proportioned bedrooms along with a modern family bathroom. The property goes on to offer a detached garage with up and over door which is

access via a driveway which can take up to three cars, a private and landscaped sunny and south-west facing rear garden along with a front garden which is ideal for adding additional off street parking spaces should they be required.

With so much to offer we really do recommend your earliest viewing to avoid missing out on a home sure to have high levels of interest.

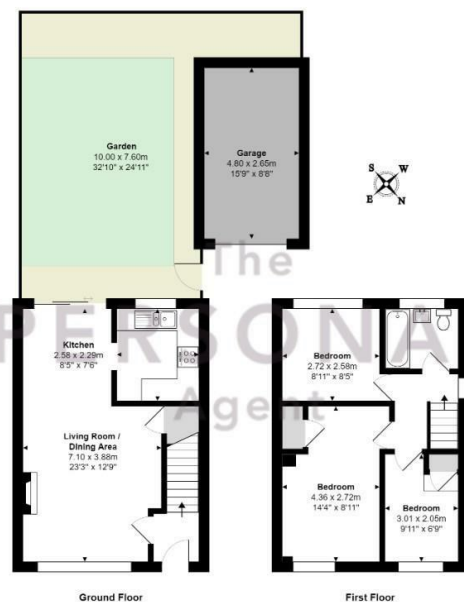
Ewell Village has a variety of shops including a Sainsburys Local, and a wide variety of cafés,

restaurants and pubs available locally.

Ewell 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 including a number of Ofstead 'Excellent' rated schools again at all age groups. While West Ewell equally offers fantastic transport links to London and beyond along with a number of great local amenities and attractions such as Horton Country Park, Hogsmill Nature Reserve, local leisure and gyms including the popular David Lloyd.







Ground Floor First Floor

Larkspur Way, Epsom

Total Area: 70.0 m² ... 753 ft² (excluding garden, garage)

FOR ILLUSTRATIVE PURPOSES ONLY

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	67	
(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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