



Preston Drive, Ewell

The **PERSONAL** Agent

Offers Over £535,000

Freehold

- Attractive Detached Bungalow
- Driveway With Ample Parking
- Entrance Hall
- Spacious Lounge With Terrace Balcony
- Fully Fitted Kitchen
- Two Double Bedrooms
- Modern Family Bathroom
- Basement With Conversion Potential STPP
- Well Established Garden With Summer House
- Sought After Cul-De-Sac and No Onward Chain

A larger than average two bedroom detached bungalow with basement rooms offering further potential for conversion STPP situated in a popular cul-de-sac location in Ewell Court and offered to market with no onward chain.

This charming bungalow offers superb extension potential and is offered to market with no onward chain, located in a popular area close to local shops and transport links and is only a short distance of Ewell Court Park and Hogsmill Nature Reserve.

One of the unique selling points is the expansive basement with interconnecting restricted height rooms which mirror the footprint of the floor above, and a large loft space both of which provides scope for extension subject to obtaining the relevant planning consents.



The spacious entrance hall provides the ultimate first impression with most ground floor rooms leading from this space. To the front are two double bedrooms which provide flexibility to be used as further reception spaces and both of which are serviced by a modern family bathroom.

To the rear is a bright lounge with sliding patio doors opening to a wrap around balcony and the rear garden beyond. At the back, to the right is the kitchen which is fitted with a range of floor and wall mounted units with contrasting worktops and matching breakfast bar and door which leads to the balcony and rear garden.

Outside the level rear garden is laid mainly to lawn with a large paved terrace seating area and flower beds stocked with plants trees and shrubs and to the

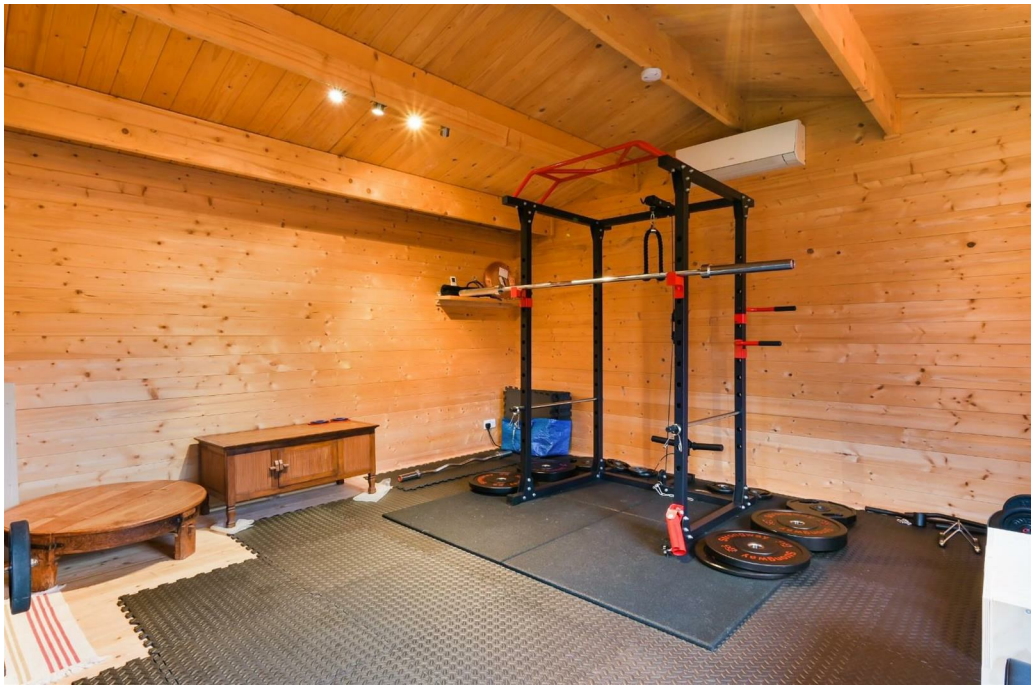
rear is large detached summer house which is currently used as gym, but can also be used as a home office/studio, or den for the kids.

The property is situated within close proximity to Ewell Village, Bourne Hall Park and Medical Centre and both Ewell West & Ewell East main line stations 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.

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.

Tenure - Freehold
Council tax band - E



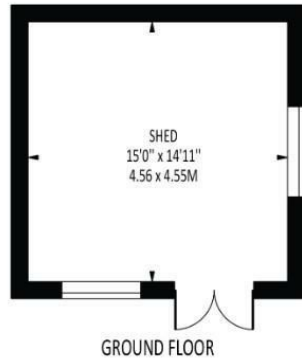


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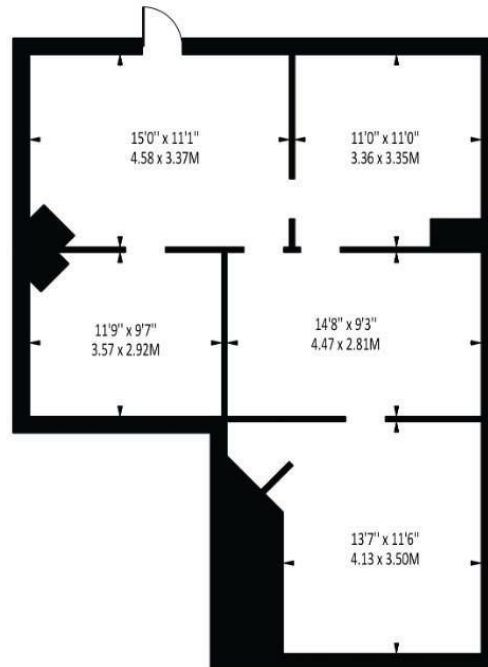


Preston Drive

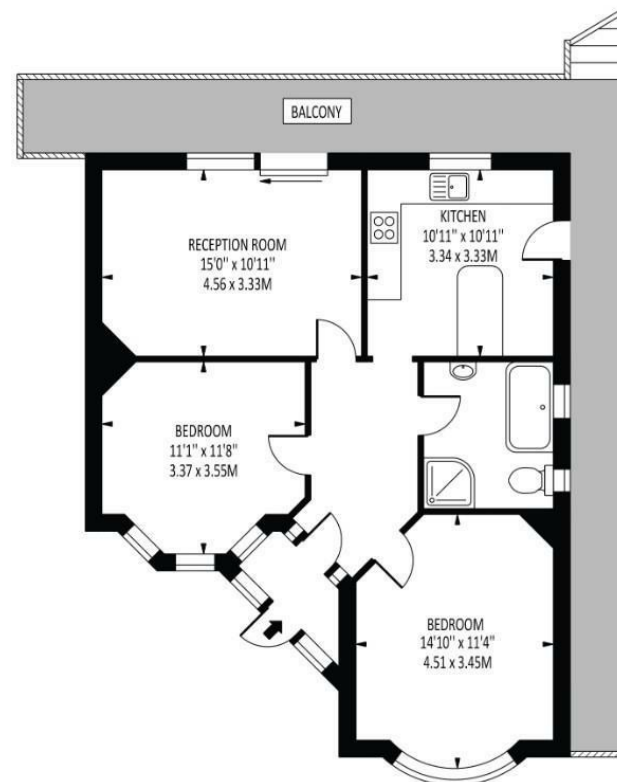
Total Area: 1687 SQ FT • 156.70 SQ M
(Including Shed)
Shed Area : 223 SQ FT • 20.75 SQ M



GROUND FLOOR



BASEMENT



GROUND 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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		70
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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