



Tealing Drive, Ewell

The **PERSONAL** Agent

# Offers In Excess Of £735,000 Freehold

- Fully Refurbished Detached Bungalow
- Driveway With 7Kw Elec Charger and 7.5 meter cable.
- Stunning Rear Extension With Bi-Folding Doors
- Four Double Bedrooms
- En-Suite To Master and Modern Family Bathroom
- Level Landscaped Rear Garden
- New Double Glazing Guaranteed for 10 Years
- New Worcester Combi Boiler
- New Roof and Loft Insulation
- No Chain and Immediate Viewing Available.

The Personal Agent are delighted to offer this stunning four bedroom detached bungalow which has undergone a complete renovation from top to bottom and offers an impressive 1700 sq ft of living space. Located in desirable residential area close to local shops, schools and transport links the property can viewed immediately and with the benefit of NO ONWARD CHAIN.

Modern detached bungalows are hard to find and this one delivers on all fronts being arranged all over one level the property provides a contemporary style layout within a traditional facade.

A standout feature is the impressive rear extension which measures 22'5 x 20'5 with large double glazed windows and Lantern ceiling window which floods the space with natural light and bi-folding doors which provides seamless access to the outdoors.



As you enter the property you will immediately feel and see how bright and spacious this home is with a traditional entrance hall providing access to four double bedrooms with the master bedroom benefiting from an en-suite shower room and a modern family bathroom.

The outside is equally impressive with a large driveway with parking for several cars and level rear garden is laid mainly to lawn with a large paved terrace perfect for entertaining, exterior power sockets, water taps, and exterior motion sensor lights around the entire property.

New double glazed windows FENSA certified and guaranteed for 10 years.

A full list of the specification is available upon request.

In the heart of nearby Ewell Village lies The Spring and The Hogsmill River leading up to the nature reserve which links West Ewell. There are a range of popular local schools and of course Chessington North, Ewell East and Ewell West stations with their connections to London that are within a short distance away.

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 Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold.



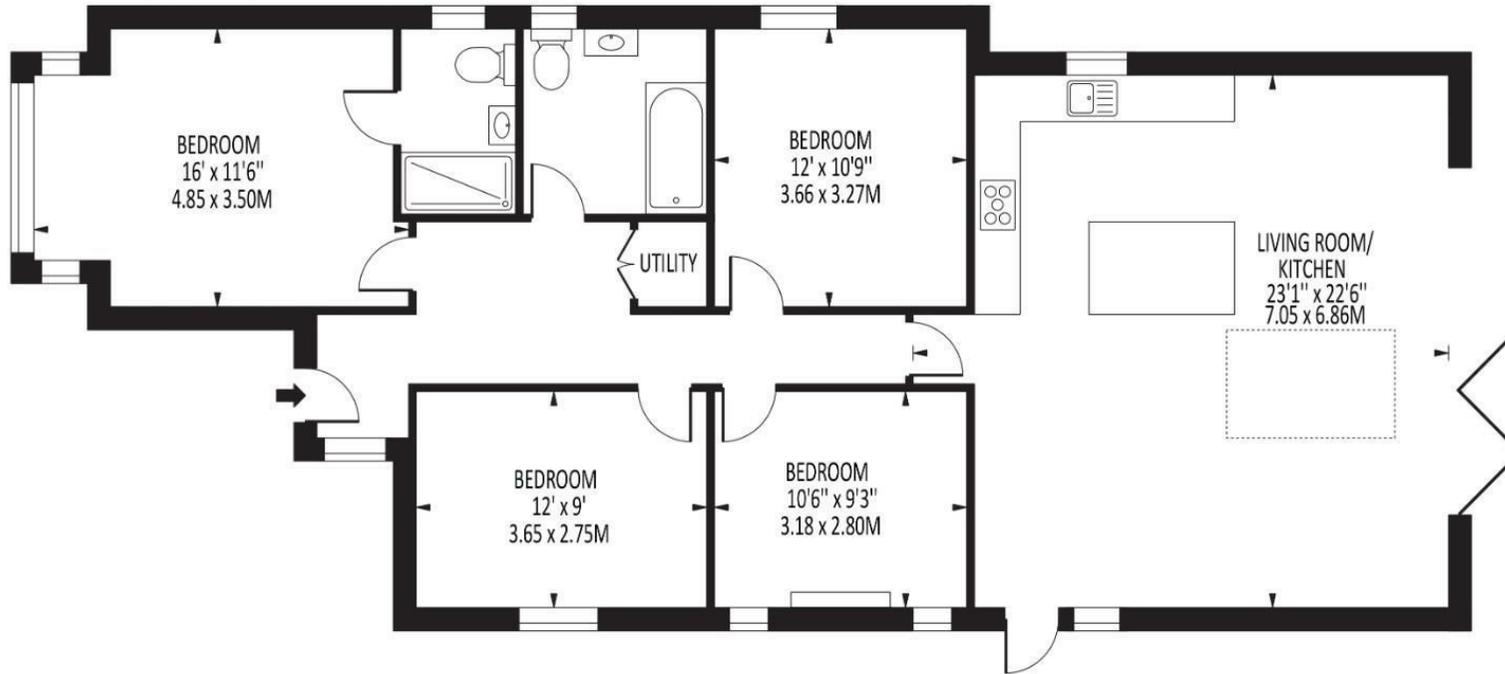


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Total Area: 1254 SQ FT • 116.48 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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