



Iris Road,

The **PERSONAL** Agent



# Offers In Excess Of £550,000 Freehold

- Deceptively Spacious Family Home
- Driveway and Attached Garage
- Entrance Hall and D/s Cloakroom
- Separate Lounge
- Dining/Family Room
- Fully Fitted Kitchen
- Family Bathroom
- Three Well Proportioned Bedrooms
- Landscaped Rear Garden with Heated Pool
- Detached Summer House With Garden Storage Room

A deceptively spacious three bedroom semi detached family home featuring a driveway, garage, and a beautifully landscaped level rear garden. The garden includes a heated swimming pool and a fully equipped detached summer house that doubles perfectly as a home office.

This unique home provides adaptable living space perfectly suited to contemporary lifestyles. To the front sits a separate, well proportioned living room, while the central dining/family room flows effortlessly into the fully fitted kitchen. The ground floor also includes a convenient downstairs cloakroom and a well appointed family bathroom, adding valuable practicality for busy households and visiting guests.

To the rear, a generous extension with its own



independent entrance offers superb flexibility, ideal for multi generational living, a home office suite, or an additional reception area and enjoys direct access to the secluded rear garden.

This thoughtful layout creates additional space for three good sized bedrooms, all located on the first floor.

The garden is a standout feature, offering a level lawn, a patio terrace seating area perfect for outdoor dining, and access to a detached garage/workshop equipped with power and lighting. The heated swimming pool provides year round enjoyment, creating a private leisure space rarely found in homes of this type.

Completing the garden is a detached summer house,

ideal as a home office, playroom, or relaxation space away from the main house. It also benefits from an attached storage area, perfect for keeping garden furniture and outdoor equipment neatly tucked away.

The property is situated within close proximity of Ewell Village, Bourne Hall Park and Medical Centre and train stations including Tolworth, Chessington North, 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 & M25 (Junction 9). Ewell Village has a variety of shops including Sainsburys Local there is also a wide variety of cafés, restaurants and pubs available locally.

Tenure: Freehold  
Council Tax Band: D

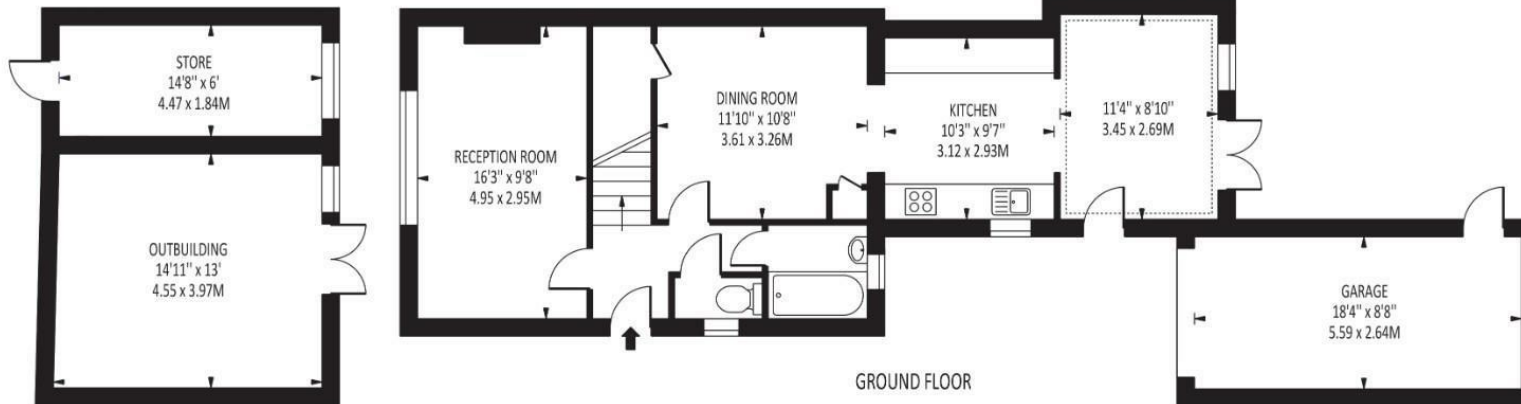
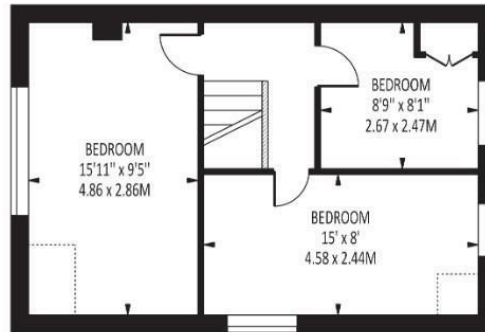








Total Area: 1500 SQ FT • 139.31 SQ M  
(Including Restricted Height Area, Garage, Store & Outbuilding)  
Restricted Height Area : 16 SQ FT • 1.45 SQ M  
Garage Area : 159 SQ FT • 14.76 SQ M  
Store Area : 88 SQ FT • 8.22 SQ M  
Outbuilding Area : 196 SQ FT • 18.20 SQ M



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) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



