



Pams Way, Ewell

The **PERSONAL** Agent

Offers In Excess Of £580,000 Freehold

- Fantastic location within Ewell Court
- Attractive semi-detached home
- 21ft living/family room
- Dining room linking to the 18ft kitchen
- Generous conservatory/garden room
- Three nicely proportioned bedrooms
- Westerly facing 132ft rear garden
- Generous driveway with parking
- Scope to extend STPP
- Close to Hogsmill Nature Reserve

*** West Ewell Primary School Catchment Area *** Located in a highly popular road in the heart of Ewell court and a stone's throw from The Hogsmill River nature reserve and Ewell Court. This extended three bedroom semi detached home offers excellent accommodation that provides the perfect layout for modern living, with defined reception areas that seamlessly flow in to each other in a modern open plan layout that is perfect for entertaining, social occasions and most importantly, day to day life.

The extended 18ft kitchen is of a good size with access into a dining area and the larger than average conservatory with views over the private low maintenance 132ft rear garden which enjoys a Westerly aspect.

In our view properties of this calibre so close to Ewell Court are rarely available, therefore we are anticipating strong levels of interest. Call to register your interest. Sole agent



To recap the accommodation, there is a practical entrance porch which links to a welcoming and spacious entrance hallway, the perfect space to receive guests. The 21ft living/family room is an excellent space and links to the dining room which in turn provides access to the 18ft kitchen. To the rear of the property is a bright and flexible conservatory/garden room which links to the outside.

On the first floor there are three bedrooms and a family bathroom, all making this fine home stand out from the crowd, whilst the 132ft Westerly facing rear garden provides more than enough room for the kids to let of steam, with scope and space to create a garden cabin or extend the house further STPP.

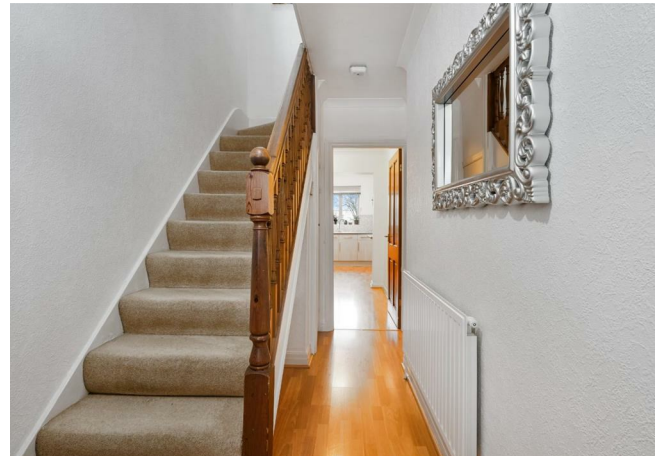
The property would suit a diverse selection of buyers; so whether you are a first time buyer, making a downsize move or considering school catchment we recommend viewing this attractive semi-detached home.

*** West Ewell Primary School Catchment Area *** The

property is situated within close proximity to Ewell Village, Bourne Hall Park and Medical Centre and both Ewell West & Ewell East main line station offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy access to the A3 7 M25 (Junction 9). Ewell Village has a variety of shops including a Sainsburys Local there is 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 - D



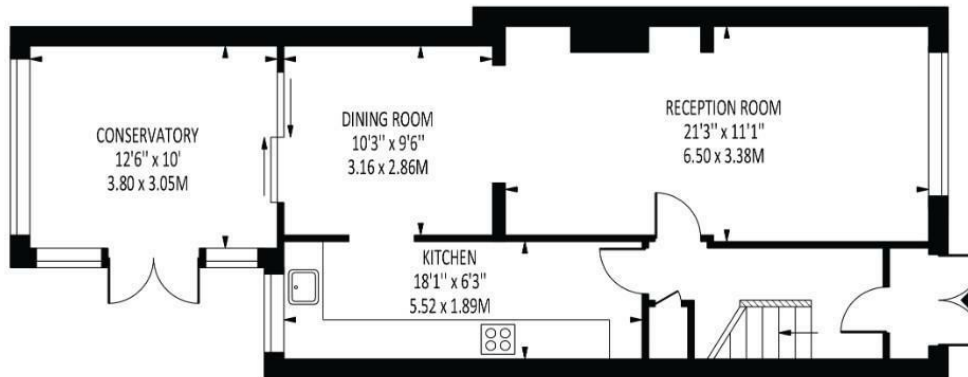
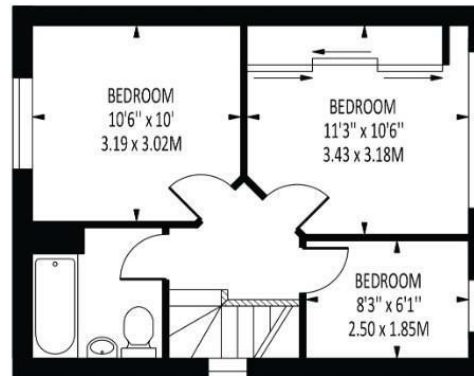


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Pams Way

Total Area: 1030 SQ FT • 95.73 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		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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