



Bluegates, Ewell

The PERSONAL Agent

Price Guide £725,000

Freehold

- Modern and Stylish Link Detached House
- Entrance Hall and Downstairs Cloakroom
- Lounge With Feature Fireplace
- Stunning Open Plan Kitchen/Dining/ Family Room With Bifold Doors
- Fully Fitted Kitchen With Integrated Appliances
- Three Well Proportioned Bedrooms
- Spacious Family Bathroom
- Level and Secluded Landscaped Rear Garden
- Attached Garage With Potential for Extension S.T.P.P
- Exclusive Cul-De-Sac Development and No Onward Chain

The Personal Agent are pleased to present a modern and stylish three bedroom linked detached house with stunning rear extension driveway attached garage and level landscaped rear garden located in an exclusive cul de sac development close to Nonsuch Park, Stoneleigh Broadway and Ewell Village. Offered to the market with No Onward Chain.

Viewing is strongly advised to fully appreciate this well balanced and extremely well presented home and with Ewell West railway station just a short walk away with a comprehensive service to London Waterloo taking just 34 minutes and access to Morden underground making this property ideal for commuters, as well as close proximity of Ewell Village and on the periphery of Stoneleigh, this modern, attractive home sets the bar very high indeed.

The property occupies a prime position towards the end of the development and offers further potential for extension above and into the garage and loft, subject to planning permissions being obtained.



As you step into the generous entrance hall the high quality of finish is immediately apparent as is the well thought-out blend of versatile accommodation. The stunning kitchen/family room not only offers the perfect space for entertaining but flows effortlessly into a dining area that has bifold doors opening to the Southerly facing rear garden.

The kitchen is a home cooks dream and has been meticulously designed offering a wide range of integrated appliances some of which which include eye level double ovens and a warming draw. Another nice touch is the fitted breakfast bar seating area perfect for spending time with the family and chatting to guests while you cook up culinary delights.

The lounge area blends seamlessly into the ground floor living space and off the hallway is a handy downstairs cloakroom.

On the first floor are three double bedrooms which are serviced by a modern family bathroom.

Outside The Southerly facing rear garden enjoys an excellent

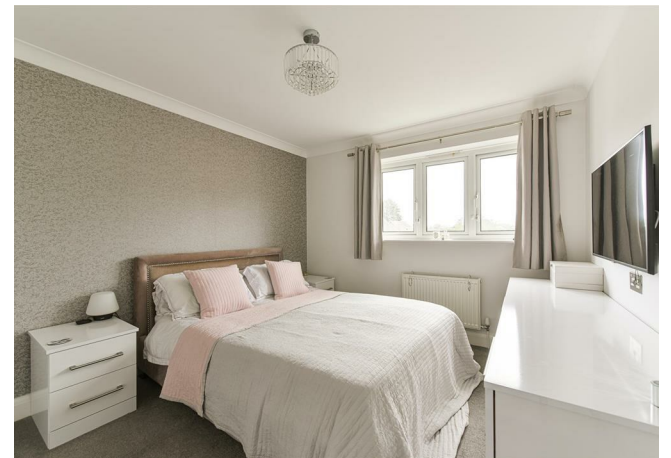
degree of privacy and is fully enclosed with a lockable side gate and a large wraparound timber decked terrace seating area which is great for al-fresco dining and entertaining. The rest of the garden is laid mainly to lawn with well stocked flowerbeds and a handy wooden timber shed.

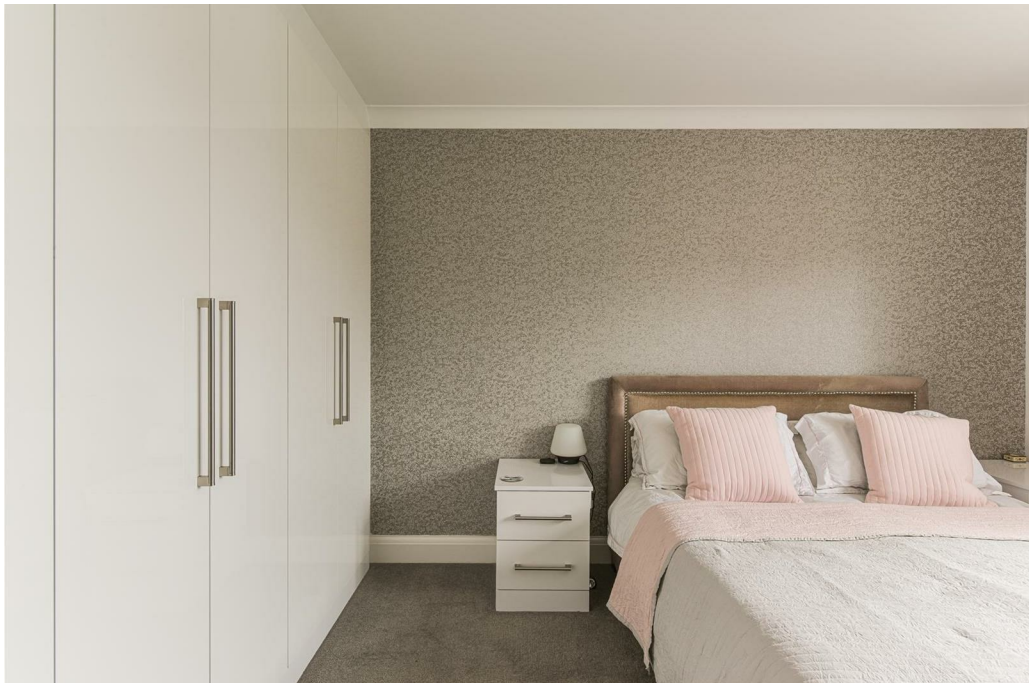
Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Additionally, there is a bus stop located within a short walk of the property offering easy access to Modern, Worcester Park, Sutton, Kingston and further afield.

Tenure - Freehold
Council Tax Band - F

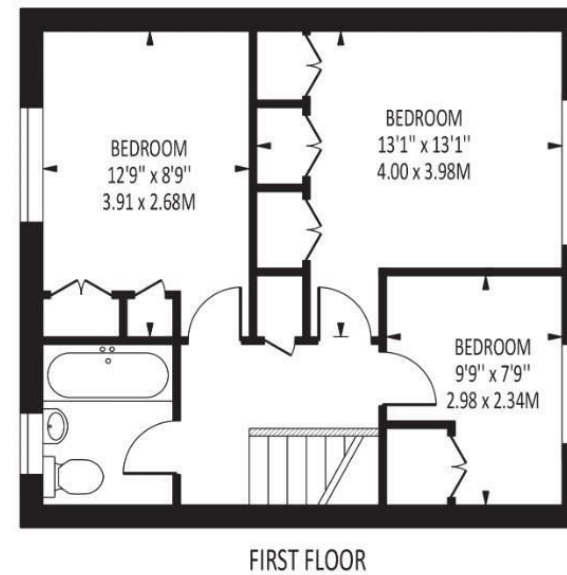
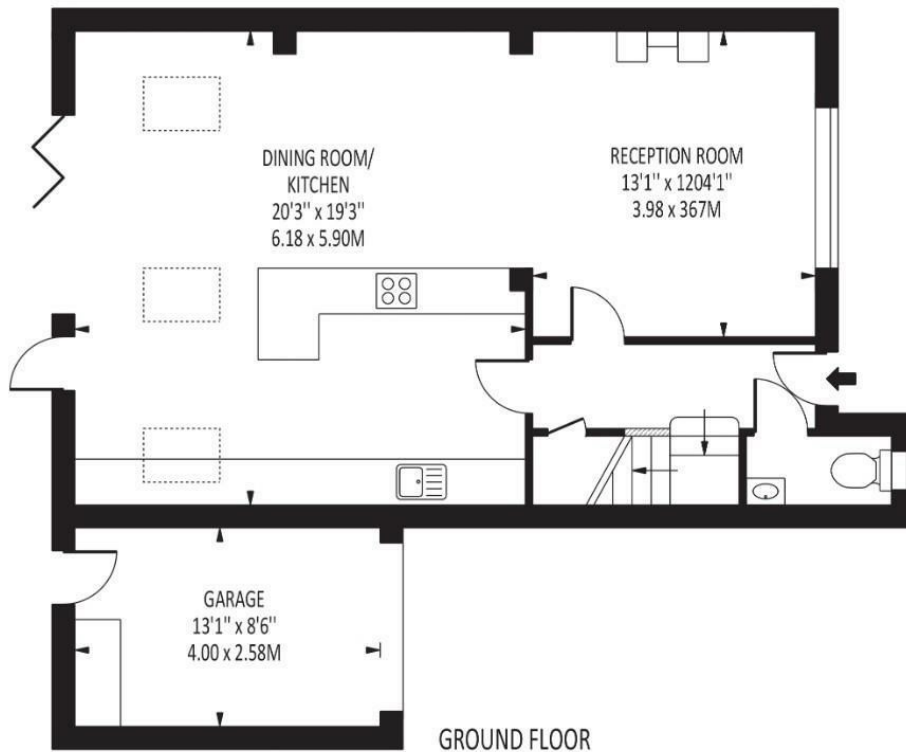




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Total Area: 1222 SQ FT • 113.52 SQ M
(Including Garage)
Garage Area : 111 SQ FT • 10.32 SQ M



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	73	
(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

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.

