



Preston Drive, Ewell

The **PERSONAL** Agent

Offers In Excess Of £535,000 Freehold

- Viewing By Appointment
- Two Spacious Bedrooms
- Detached Bungalow
- Cul De Sac Location
- Private And Landscaped Rear Garden
- Bright And Spacious Reception Room
- Modern Kitchen
- Modern Bathroom
- Potential To Extend Further STPP

A two bedroom detached bungalow with driveway and well established rear garden situated in popular cul-de-sac location in Ewell Court.

This charming bungalow has been well cared for over the years and is ready to move into and is 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.

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 family bathroom.

To the rear is a cosy lounge/dining room with double doors opening to the conservatory and its views of the rear garden beyond. At the back, to the left is the kitchen which is fitted with modern range of floor and wall mounted shaker

style units with contrasting worktops and matching breakfast barr and door which leads to the rear garden.

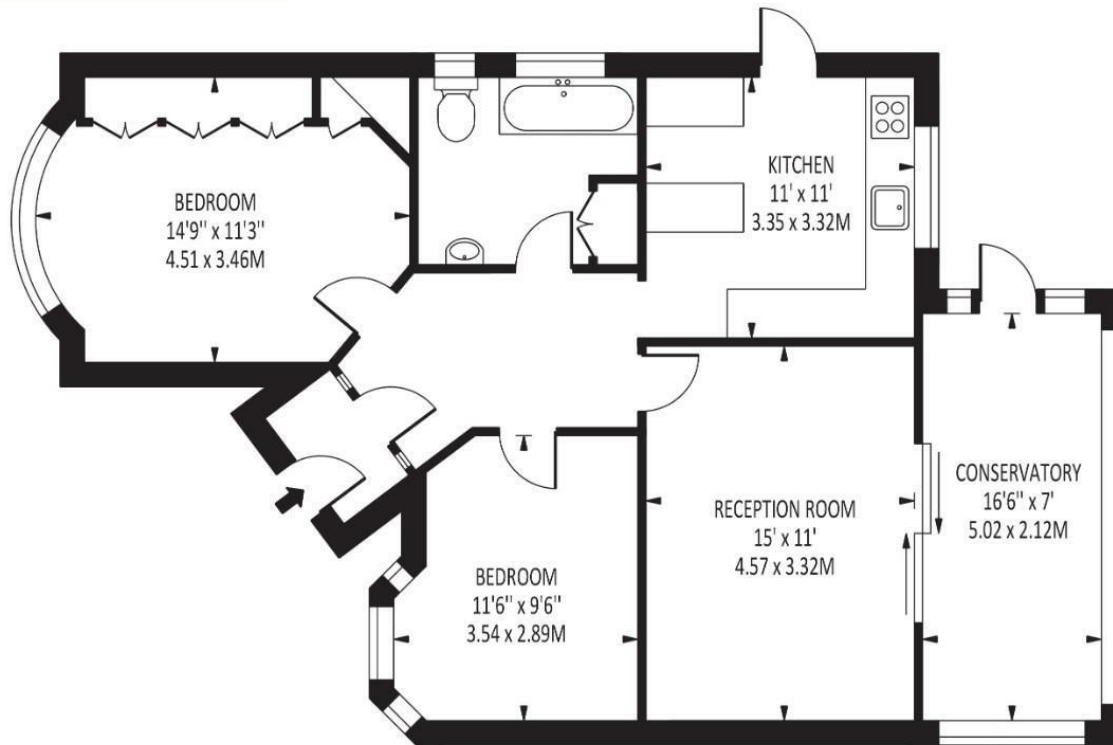
Outside the level rear garden is laid mainly to lawn with a paved terrace seating area and raised flower beds stocked with plants trees and shrubs





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Preston Drive
Total Area: 839 SQ FT • 77.94 SQ M



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		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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