



Boleyn Avenue, Ewell

The PERSONAL Agent

Guide Price £875,000

Freehold

- Guide Price £975,000 - £1,075,000
- Five double bedrooms
- Stunning 36ft main reception room
- Further generous living room
- Kitchen/breakfast room
- Contemporary detached home
- Luxury ensuite shower room
- Further shower room & main bathroom
- Close to Ewell East Station & Park
- No ongoing chain

With incredible attention to detail and truly impressive open plan accommodation totalling 2289 Sq Ft, this stunning detached family home has been the subject of one of the most comprehensive refurbishment programs that we have ever had the pleasure to represent on the Nonsuch Estate.

Having been sympathetically extended to greatly increase the original accommodation size, the level of finish is meticulous, and the clever design is highlighted by stylish design touches and huge amounts of natural light throughout the entire house.

As soon as you step into the stunning open plan layout, the incredible feel and flow of the property is immediately evident.

In our view this fine property provides the ultimate layout for a contemporary and practical family home that benefits from great school catchment and easy access of Ewell East railway station as well as the open spaces of Nonsuch Park on your doorstep.



Immediate internal viewing is essential to fully appreciate why we feel this house is so special. Sole agent.

The property enjoys an excellent position in this highly regarded cul de sac and from a practical sense provides wonderful reception spaces. The stunning 36ft main reception room links to the kitchen/breakfast room and provides the most amazing entertaining space. The wonderful kitchen is complemented by quartz worktops and high-quality appliances. The ground floor accommodation is completed by a second bay fronted reception room and a downstairs cloakroom.

The impressive accommodation doesn't end here, from the entrance hall stairs lead to the first floor.

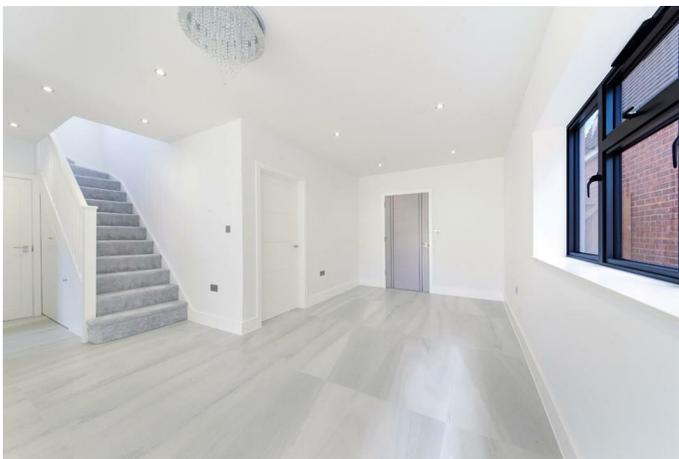
The first-floor landing gives access to some of the most well-proportioned bedrooms we have seen in a long time. The main bedroom benefits from a luxury ensuite shower room, whilst the second, third and fourth bedrooms are all generous doubles and

are served by a large luxurious bathroom. On the top floor the fifth bedroom is a great space within its own right and benefits from a further shower room making it perfect for a teenager or au-pair accommodation. Further noteworthy points include EV charger, large driveway and fully enclosed rear garden.

The highly desirable Ewell Village has a rich background dating back to the Bronze age and at the end of the middle ages King Henry VIII established Nonsuch Palace (now Nonsuch Park) in 1538.

In the heart of the village lies the picturesque Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West stations (zone 6) offer easy access to London with Waterloo and Victoria taking approximately 40 minutes.

Tenure - Freehold
Council tax band - F



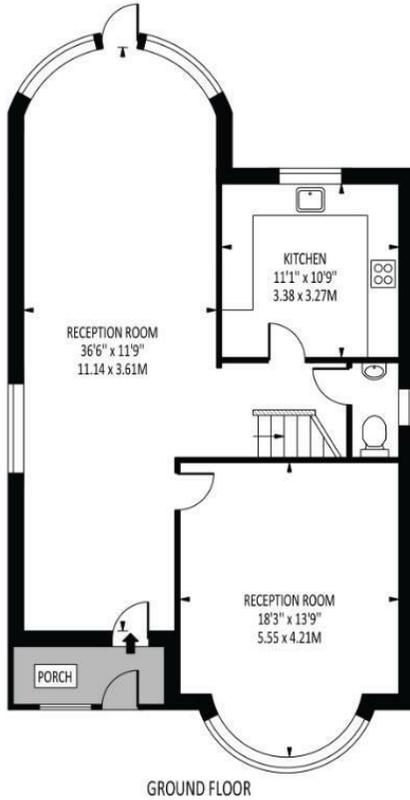


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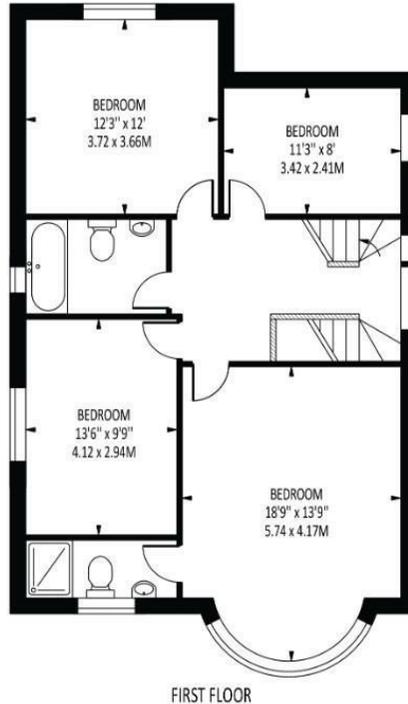


Boleyn Avenue

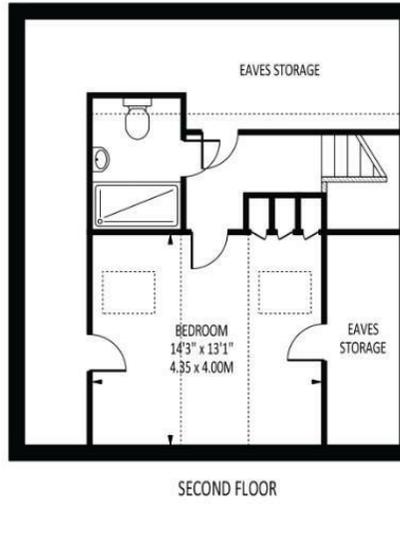
Total Area: 2289 SQ FT • 212.64 SQ M
 (Including Eaves Storage & Restricted Height Area)
 Eaves Storage & Restricted Height Area : 434 SQ FT • 40.30 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND 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			83
(81-91) B		72	
(69-80) C			
(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	

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