



Elm Road, Ewell

The **PERSONAL** Agent

Offers In Excess Of £600,000 Freehold

- Three Bedrooms
- Semi Detached
- Two Reception Rooms
- Extended Kitchen
- Downstairs Shower / Utility Room
- Ensuite Shower Room
- Long Driveway & Detached garage
- South / West Facing Garden



**** CHAIN FREE - CALL FOR YOUR VIEWING APPOINTMENT **** - Situated in a sought after Cul de Sac in Ewell village is this spacious three bedroom family home.

The property offers two bright and airy reception rooms; the lounge with bay window and fireplace to the front and the dining room to the rear which has direct access to the extended kitchen and separate utility / shower room.

Upstairs are three generously proportioned bedrooms and one ensuite shower room.

Outside, an unusually long driveway leads to a detached garage, while to the rear is a fantastic south / west facing garden.

Early viewing highly recommended by sole agents.

Ewell Village offers a variety of shops, restaurants, cafés and pubs. The Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres. In the heart of the village lies the 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 with their connections to London.

Nearby Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is the open spaces of Epsom Downs, the home of The Derby and Nork Park. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold.

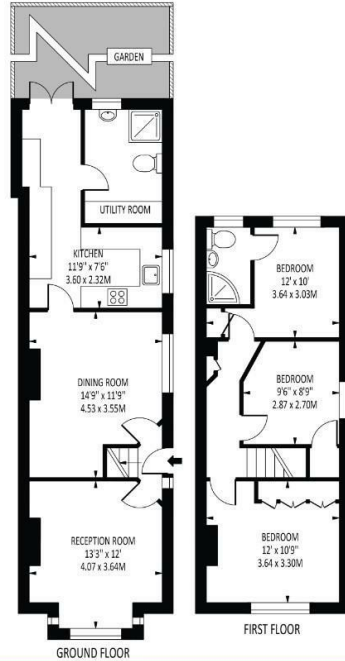




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Elm Road
Total Area: 934 SQ FT • 86.78 SQ M



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, enquiries and full survey as to the correctness of such 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		
(81-91) B		
(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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