



Amis Avenue, West Ewell

The **PERSONAL** Agent



# Guide Price £450,000

## Freehold

- Semi Detached Bungalow in Need of Modernisation
- Private Driveway and Integral Garage
- Entrance Hallway
- Two Double Bedrooms
- Kitchen
- Spacious Lounge/Dining Room
- Well Established Level Rear Garden
- Potential For Extension Subject to Planning Permission
- Quiet Residential Road Close To Horton Country Park
- No Onward Chain. Property 'Sold As Seen'

A charming two bedroom semi detached bungalow in need of modernisation with driveway, integral garage and level well established rear garden located in a quiet residential area and offering further scope for extension, subject to planning permission.

Could this be the perfect option for any discerning buyer looking to downsize without having to downgrade, we certainly think so, and the property is also offered to the market with no ongoing chain too.

The accommodation briefly comprises two double bedrooms which are served by a family bathroom and a separate w.c The living space is located to the rear with a large 19' x 13'4 lounge/dining room with views of and direct access to the rear garden.

The kitchen although dated is fully fitted with space and plumbing for kitchen appliances and houses a gas central



heating boiler system.

Outside the pretty rear garden is laid mainly to lawn with flowerbeds stocked with a variety of plants tree and shrubs and there are two useful sheds and a greenhouse.

The property is 'sold as seen' and the furniture can be included or cleared prior to completion.

This charming bungalow provides truly flexible accommodation, so whether you are wanting to downsize but not downgrade, or you are a professional couple or a young family looking for a home that you can place your own stamp on, this property offers something for everyone with its truly versatile accommodation.

The option to really put your own stamp on this home provides the perfect opportunity for a buyer to create exactly what they want with huge scope to extend STPP. However, the already spacious and well balanced layout, along with the secluded

garden should not be overlooked, as well as the fact that many of these homes on the road have been heavily extended, both on the ground floor and into the loft space to create further bedrooms if desired.

In the heart of nearby Ewell Village lies The Spring and The Hogsmill River leading up to the nature reserve which links West Ewell. There are a range of popular local schools and of course Chessington North, Ewell East and Ewell West stations with their connections to London that are within a short distance away.

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 Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold  
Council tax band - D









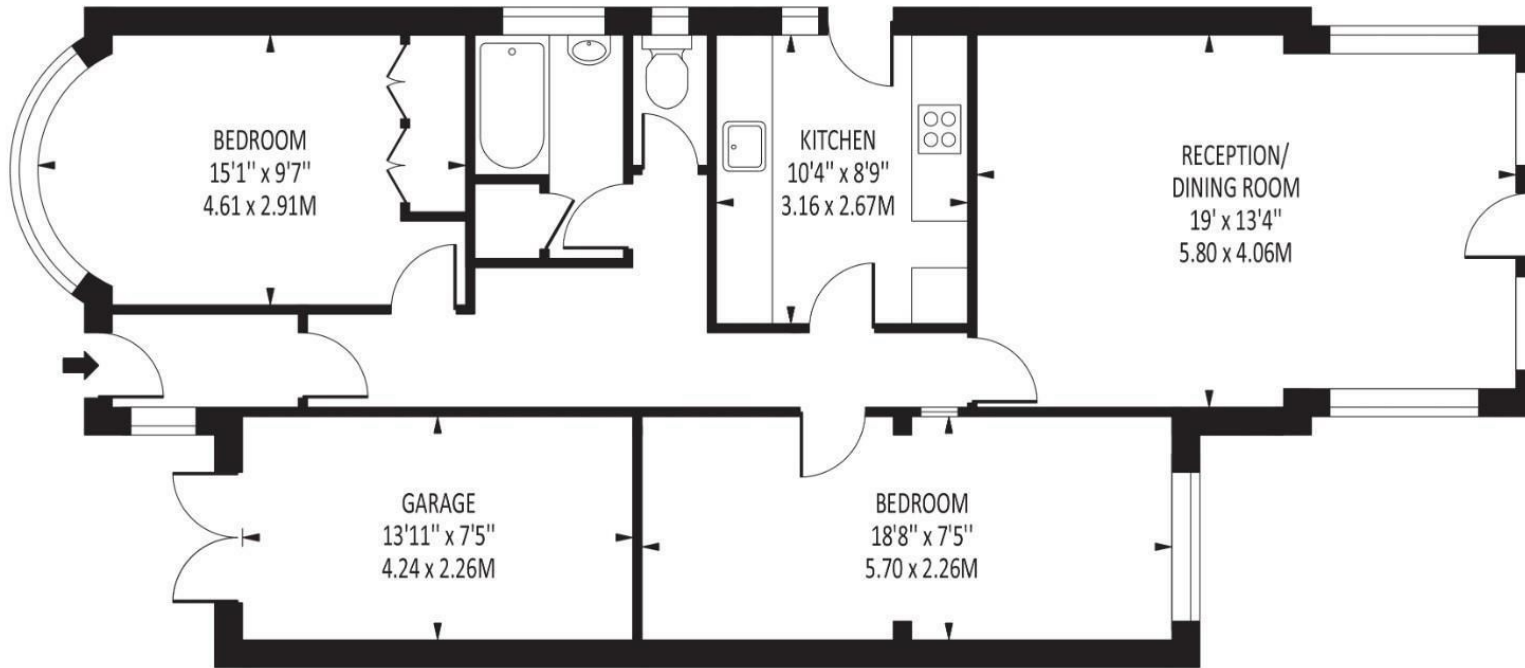


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## Amis Avenue

Total Area: 924 SQ FT • 85.83 SQ M  
(Including Garage)  
Garage Area : 103 SQ FT • 9.58 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>57</b>
England & Wales		EU Directive 2002/91/EC

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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The  
**PERSONAL**  
Agent

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