



Elmstead Close, Ewell Court

The **PERSONAL** Agent

Price Guide £625,000

Freehold

- Extended Semi Detached Family Home
- Driveway With Ample Parking and Attached Garage
- Entrance Hall and Downstairs Cloakroom
- Spacious Double Aspect Lounge/Dining Room
- Kitchen With Adjoining Breakfast Room
- Fully Fitted Kitchen
- Study/Bedroom Four
- Three First Floor Bedrooms
- Family Bathroom
- Beautifully Kept Level Rear Garden

A well appointed and extended semi detached house with attached garage, private driveway and well established level rear garden situated in a quiet close in the highly regarded area of Ewell Court. Viewing Highly Recommended.

This lovely family home has been well cared for by our client and warrants immediate inspection to appreciate its well proportioned and versatile accommodation.

As soon as you step foot into the welcoming entrance hall the quality feel is immediate and this fine home is beautifully presented with modern design touches that seamlessly blend with a traditional and homely feel.

At the heart of this fine home is the kitchen with an adjoining breakfast room which really is the perfect entertaining area and great for day to day family life. The kitchen has a wonderful feel to it with contrasting worktops and practicality links to a useful study/fourth bedroom and from here you also have access to the



rear garden, a handy downstairs cloakroom and the attached garage.

The living room is a great size too and a nice space to retire to of an evening cosying up in front of the fireplace and in the adjoining dining room there is plenty of space for a large dining table and chairs with French doors which lead to a paved terrace seating area and the rear garden.

On the first floor there are three well proportioned bedrooms and a large family bathroom.

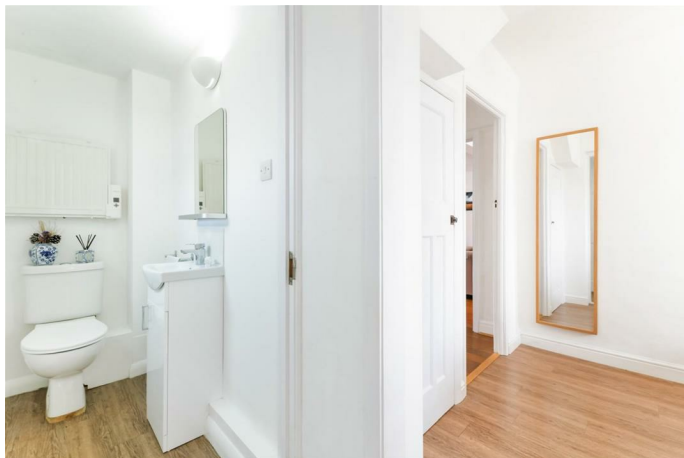
Outside the rear garden is well established and laid mainly to lawn and benefits from detached wooden shed/workshop with power and lighting perfect for budding gardeners and DIY enthusiasts and there are vegetable patches for growing fruit and veg.

You accessed the garage via a blocked paved driveway to front and the property is tucked down a quiet cul-de-sac, yet within walking distance of local parks, schools and transport links.

The property is situated within close proximity to Ewell Village, Bourne Hall Park and Medical Centre and Stoneleigh, Ewell West & Ewell East main line stations all offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy access to the A3 and M25 (Junction 10). Ewell Village has a variety of shops including a Sainsbury's Local. There are also a wide variety of cafés, restaurants and pubs available locally and The historic Nonsuch Park and Hogsmill Nature reserve are both located close by.

Ewell is a popular commuter village, located to the south west of London and offers a good mix of state and independent schools for all age groups and has resided in the past of catchment areas of both Glyn and Rosebery schools, as well as Epsom college.

Tenure - Freehold
Council tax band - D





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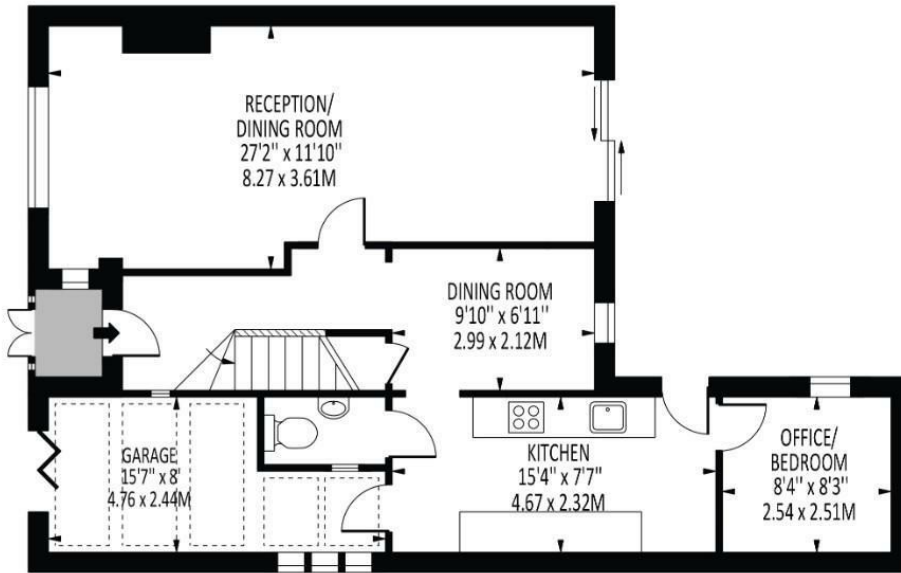


Elmstead Close

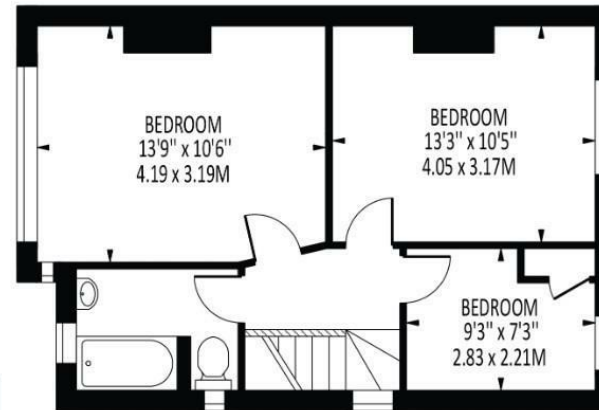
Total Area: 1229 SQ FT • 114.19 SQ M

(Including Garage)

Garage Area: 101 SQ FT • 9.41 SQ M



GROUND FLOOR



FIRST 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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		65
England & Wales		EU Directive 2002/91/EC

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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.

