



Kingston Road, Ewell Village

The **PERSONAL** Agent



# Price Guide £350,000

## Leasehold

- Purpose Built Maisonette
- Private Front Entrance
- Hallway
- Lounge/Dining Room
- Spacious 11'x 9' Kitchen
- Two Double Bedrooms
- Shower Room
- Double Glazing and Gas Central Heating
- Private Rear Garden
- No Onward Chain

A two bedroom first floor purpose built maisonette with private rear garden. The property is in need of modernisation and is situated in a highly desirable location close to Ewell Village offered to the market with no onward chain.

Located a few minutes walk to Ewell Village, this spacious first floor maisonette benefits from its own private front entrance and rear garden and although has been well cared for over the years, provides the perfect opportunity to update in your preferred taste and style.

Properties of this type are generously sized and are generally bigger than more modern alternatives and would appeal to those who are looking to bridge the gap between an apartment and traditional house.

So whether you are looking to buy your first home, wanting to downsize or looking for a rental investment property, this home ticks all the boxes.



You enter the home via a private front entrance with stairs to the first floor and there is a spacious lounge/dining room with double glazed windows to the rear aspect and a good sized kitchen.

Both the bedrooms are well proportioned double rooms and there is a separate shower room.

Outside the garden is laid mainly to lawn with flowerbeds stocked with plants, tree and shrubs and there is a handy brick built shed providing practical storage.

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 - Leasehold

Length of lease (years remaining) - 91

Annual ground rent amount (£) - 30.00

Annual service charge amount (£) - 950.00

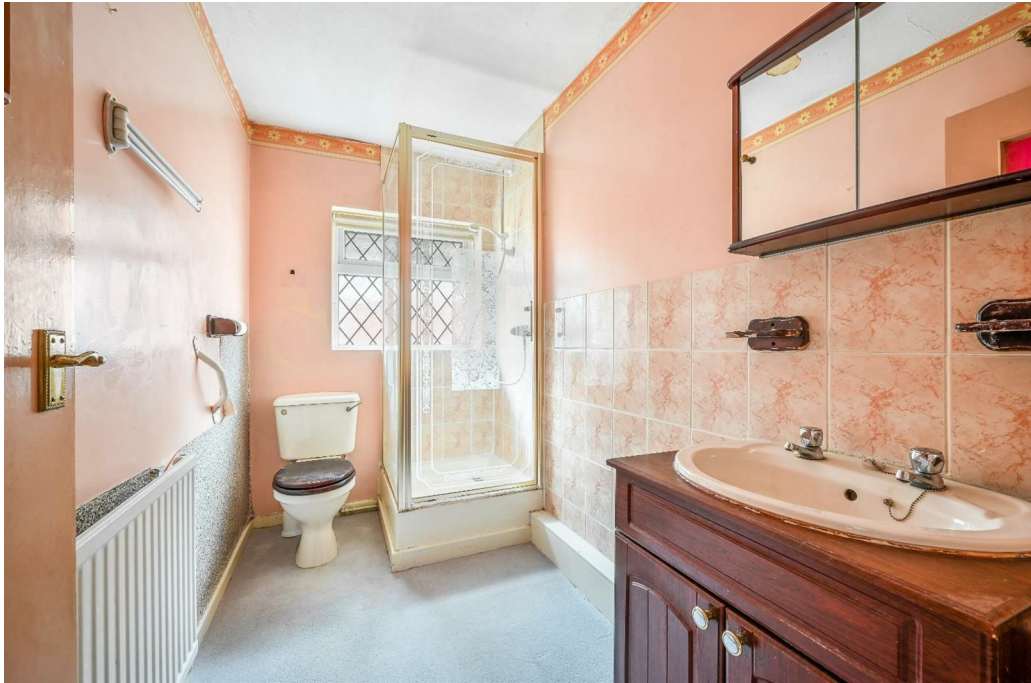
Council tax band - C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.











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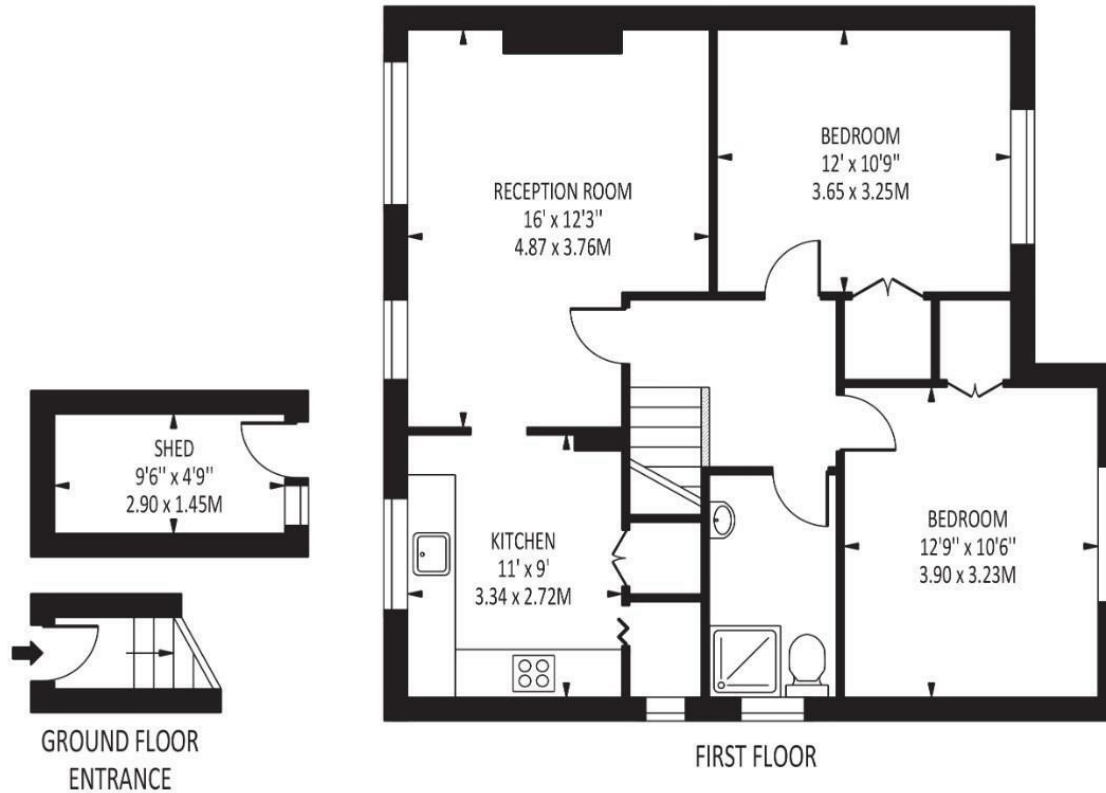


## Kingston Road

Total Area: 797 SQ FT • 74.00 SQ M

(Including Shed)

Shed Area: 45 SQ FT • 4.21 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, 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	74
(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		
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.



