



Fennells Mead, Ewell Village

The PERSONAL Agent

Guide Price £450,000

Freehold

- Fantastic Location Close to Ewell Village
- Well Appointed Throughout
- Three Bedroom House
- Entrance Lobby
- Downstairs Cloakroom
- Spacious Lounge/Dining Room
- Fully Fitted Kitchen
- Family Bathroom
- Pretty and Secluded Garden
- Garage En Bloc

A rare opportunity to secure a beautifully appointed three bedroom home tucked away in a peaceful Close, perfectly positioned just moments from West Ewell Station and Ewell Village. The property benefits from a garage en bloc.

The house has been exceptionally well cared for and maintained, offering a modern and spacious layout with rooms that enjoy an abundance of natural light.

The ground floor features a private entrance lobby with access to a downstairs cloakroom, along with a generous double aspect lounge/dining room that provides the perfect setting for both relaxing and entertaining.



The well designed kitchen has been thoughtfully arranged for cooking and convenience, and benefits from direct access to the pretty rear garden.

Upstairs are three well proportioned bedrooms, each with double glazed windows and fitted wardrobes providing plenty of practical storage, all served by a modern family bathroom.

Outside, the south west facing rear garden is attractively stocked with mature plants, trees and shrubs, complemented by a lawn and a terrace seating area. Enclosed by boundary fencing, it feels private, secluded and offers a peaceful retreat. A useful garage en bloc provides secure off road parking or a practical additional storage space.

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. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure: Freehold
Council Tax Band D



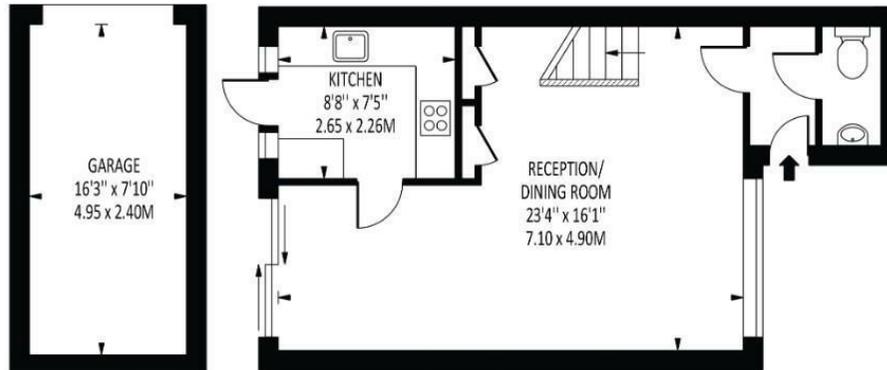
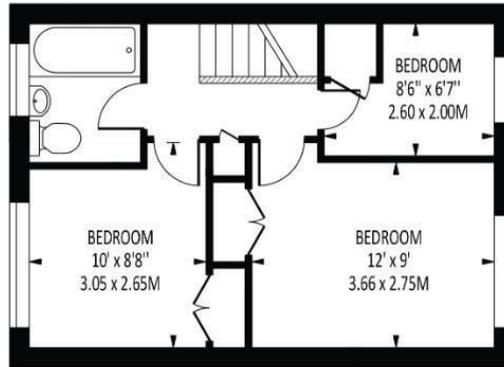


The **PERSONAL** Agent



Fennells Mead

Total Area: 918 SQ FT • 85.24 SQ M
(Including Garage)
Garage Area : 128 SQ FT • 11.88 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) A			87
(81-91) B			
(69-80) C		73	
(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	

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01372 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The **PERSONAL** Agent

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.

