



Station Avenue, Ewell

The **PERSONAL** Agent

# Guide Price £525,000

## Freehold

- Stylish House With Stunning Rear Extension
- Entrance Hallway
- Dining/Reception Room
- Modern Fully Fitted Kitchen
- Living/Family Room With Bi Fold Doors
- Two Bedrooms
- Modern Family Bathroom
- Landscaped Rear Garden With Summer House
- Private Driveway
- Popular Road Close to Ewell Village and Station

A beautifully appointed and extended two bedroom house with private driveway and landscaped level rear garden situated in a popular residential area close to Hogsmill Nature Reserve and West Ewell train station. Viewing Highly Recommended.

This delightful property boasts modern and stylish living space with a separate dining/reception room with double glazed bay window to the front aspect.

A particular feature of this home is the stunning fully fitted kitchen with peninsula island, complete with an open plan living/family room with air conditioning, a lantern style roof and bi-fold doors to a level and secluded rear garden. Imagine preparing delicious meals while chatting with loved ones in this inviting space.

With two well proportioned bedrooms and a modern and stylish family bathroom, this home offers comfort and convenience in equal measure.



Step outside through the bi-folding doors and you'll find yourself in a level and secluded rear garden. with a terrace seating area providing a peaceful space Ideal for enjoying a morning coffee or hosting summer barbecues.

In addition to the garden, this property also offers a driveway providing ample parking located to the front of the property.

Overall, this property on Station Road, Ewell is a true gem, offering a blend of modern amenities and classic charm. Don't miss the opportunity to make this house your home.

The picturesque Ewell Village under half a mile away and 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 fairs. 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.

Alternatively nearby Epsom is a busier market town and has the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. 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.

Tenure: Freehold  
Council Tax: Currently Band 'D'





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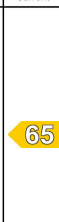
## Station Avenue

Total Area: 879 SQ FT • 81.70 SQ M  
(Including Summer House)  
Summer House Area : 73 SQ FT • 6.79 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>                          |  | <b>87</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 |                                                                                    |                                                                                                                |
| England & Wales                             |                                                                                    | EU Directive<br>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.

