



Kingston Road, Ewell

The **PERSONAL** Agent

Offers In Excess Of £450,000 Freehold

- Three Bedrooms
- Period Cottage
- Moments Walk From Ewell Village
- Modern Bathroom
- Private Courtyard Garden
- Open Working Fireplace
- New Boiler
- New Double Glazed Windows

A rare opportunity to purchase an end of terrace, three bedroom Victorian cottage steeped in History and set within private gardens tucked away near the centre of Ewell Village.

The current owners have carefully retained the property's Period features whilst enhancing it for modern tastes with an open plan kitchen / dining room to the rear with original floorboards stretching through to the charming lounge.

The lounge itself features a pretty fireplace,



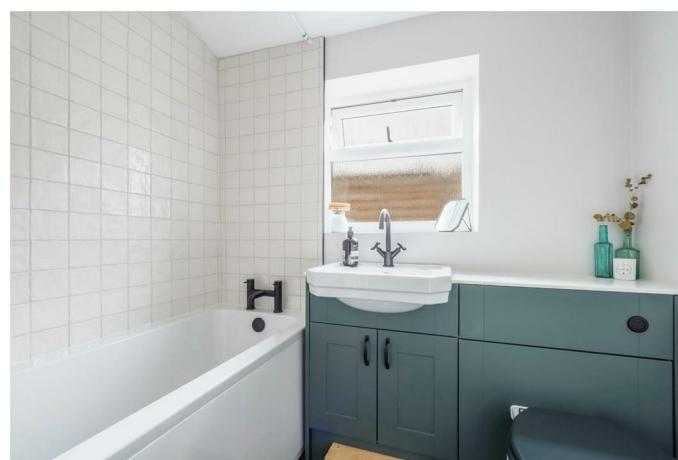
recently fitted double glazed sash windows and a stair case that has been made open plan for a greater impression of space in the reception area. While the property goes on to offer spacious bedrooms through out and a brand new full fitted bathroom.

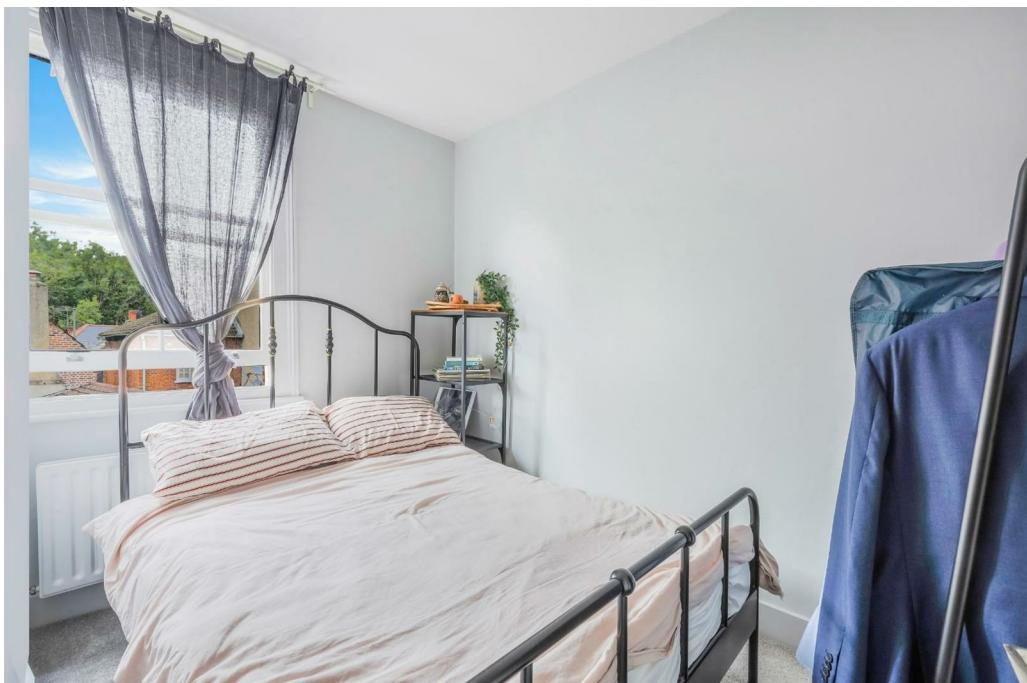
Upstairs are three generously proportioned bedrooms including a double bedroom in the loft space with views to the front and rear aspects.

A private courtyard garden looks out across the pretty, private gardens in which this short terrace of cottages sits.

A short walk into the village and the mainline station of Ewell West taking you to London Waterloo within 35 minutes. This hidden away little gem is up a leafy pathway opening out onto a secluded green. Away from the sounds of traffic, it feels like small community, country village life as it used to be. If you want something special and different, this artisan living is a delight and a must view for its uniqueness.

Tenure: Freehold.





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Ernest Cottages
Total Area: 746 SQ FT • 69.31 SQ M

GROUND FLOOR FIRST FLOOR SECOND FLOOR

Disclaimer: For Illustration Purposes only.
This floor plan should not be used as a general description of the property. It is not accurate 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 |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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 any 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.

