



Hogsmill Way, West Ewell

The **PERSONAL** Agent



# Offers Over £450,000

## Freehold

- Well Presented End Of Terrace House
- Private Driveway To Front
- Enclosed Entrance Porch and Hallway
- Spacious 20'4 x 16'8 Lounge
- 15'7" Kitchen/Dining Room
- Bedroom/Family Room With Downstairs Shower Room
- Two Further Double Bedrooms
- Family Bathroom
- Well Established 85 ft Level Rear Garden
- Popular Area Close To Hogsmill Mill Nature Reserve.

A well appointed two/three bedroom end of terrace house with a 85ft approx level rear garden and private driveway situated in a popular residential area. Viewing Highly Recommended.

The property has been cleverly extended and is very well presented throughout and provides spacious, particularly well balanced accommodation making it an ideal layout for modern family living.

Homes within this location are always popular and highly sought after due to its good choice of local schools for all ages and close proximity of Hogsmill Nature Reserve.

The accommodation comprises a welcoming entrance hallway with stairs to the first floor landing and a door to a spacious living room with double glazed window



to the front and to the rear is a modern fully fitted kitchen/dining room which is a great space for entertaining and day to day family life and from here you have access to a practical rear extension with convenient access to a well established level rear garden. This versatile space can be utilised as a third bedroom or playroom with a useful downstairs cloakroom with space and plumbing for a shower.

On the first floor are two well proportioned bedrooms and access to a loft space with ample storage, which many of these homes have chosen to convert into accommodation. Further noteworthy points to mention include gas central heating and full double glazing.

To the front is a good sized driveway with off street parking for several cars. The rear garden has been landscaped with a timber deck terrace seating area

which spans the width of the property and leads to a level lawn with well stocked flowerbeds, all enclosed by border fencing.

In the heart of nearby Ewell Village lies The Spring and The Hogsmill River leading up to the nature reserve which links West Ewell. There are a range of popular local schools and of course Chessington North, Ewell East and Ewell West stations with their connections to London that are within a short distance away.

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 Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.







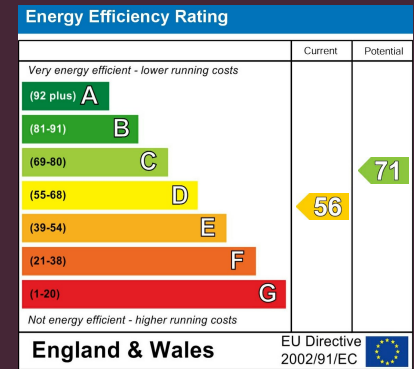


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Hogsmill Way  
Total Area: 1015 SQ FT • 94.29 SQ M



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