



Riverview Road, Ewell

The PERSONAL Agent

# Offers Over £650,000

## Freehold

- Well Presented Semi Detached Family Home
- Spacious Reception Hall with D/s Cloakroom
- Separate Lounge with Bay Window and Feature Fireplace
- Dining/Family Room
- 19'6" x 9'3" Garden Room
- Extended Fully Fitted Kitchen
- Study/Bedroom Four
- Three Double First Floor Bedrooms
- Spacious Family Bathroom
- Well Established Garden and Ample Parking

A well appointed three/four bedroom semi detached house with private driveway and a pretty well established level rear garden, this attractive chalet style property is situated in the highly regarded area of Ewell Court. Viewing Highly Recommended.

With its attractive appearance and desirable location this home is well presented with a spacious feel throughout. Homes in this desirable area are highly coveted due to their aesthetically pleasing appearance and superb extension potential, allowing the next custodian to create the home of their dreams. There is plenty of inspiration nearby, as neighbouring properties have already undergone extensive refurbishments that are visually impressive and contribute to the upmarket feel of the area.

You approach the property via a private driveway with gated side access to the rear garden. Upon entering the home you are greeted by a spacious entrance hall with stairs to the first floor landing and from here doors lead through to a bright and spacious living room with a double glazed bay window to the



front aspect and a separate dining/family room with sliding patio doors which lead to stunning garden room suitable for all year round use and quiet place to relax.

The kitchen has been fitted with a tasteful range of floor and wall mounted white units with contrasting worktops with a serving hatch to the dining room and access to the garden.

There is a practical study/home office which can also be utilised as a fourth bedroom and a handy downstairs cloakroom complete with a low flush w.c and wash hand basin.

Upstairs there are three large double bedrooms with double glazed windows; and radiators and a particularly spacious modern family bathroom with a matching four piece suite in white.

A particular feature is the well established and secluded level rear garden, a peaceful space to relax and enjoy with a heavy

duty weather resistant plastic shed equipped with power and lighting and a paved patio terrace provides views over the garden with various flower beds for planting vegetables, herbs or flowers.

Riverview Road is located in a popular residential area that is equidistant to Kingston & Epsom town centres and the green spaces of the Hogsmill Nature Reserve, with access to open fields by the footpath just around the corner making it the perfect balance between suburban and country living.

The property is also close to Tolworth mainline station (approx. 17 minute walk); there are regular services to London Waterloo. Nearby Ruxley Lane provides a selection of convenience stores and restaurants whilst Tolworth High Street has a larger variety of shops and Kingston upon Thames a greater choice still.

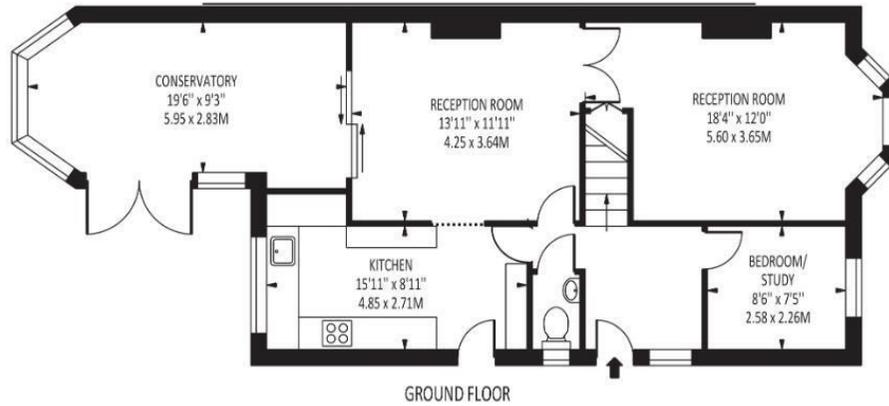
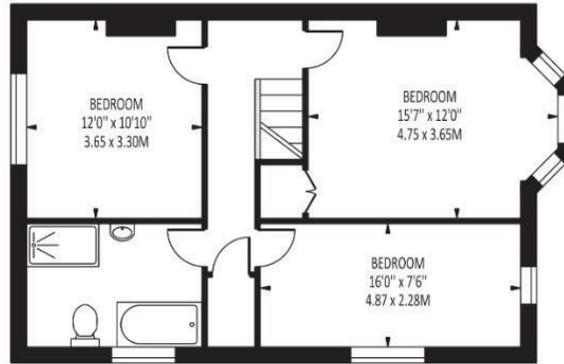
Tenure - Freehold  
Council tax band - E





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Riverview Road  
Total Area: 1481 SQ. FT • 137.58 SQ. M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only  
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