



Manor Drive, Ewell

The **PERSONAL** Agent

£1,180,000

Freehold

- Five Double Bedrooms
- Edge of Hogsmill Nature Reserve
- Open Plan Kitchen, Living, Dining Room
- Additional Reception Room
- Four Ensuite Bathrooms And Additional Family Bathroom
- Walk in Wardrobe To Master
- Vaulted Ceilings
- 110ft Rear Garden
- Chain Free



The Personal Agent are proud to present to the market this truly stunning five bedroom detached family home situated in a Cul de Sac on the edge of the Hogsmill nature reserve, just outside Ewell Village centre.

The property offers a stylish and contemporary kitchen/ living/ dining area to the rear with two sets of folding doors to the garden, a range of high quality appliances and quartz work surfaces with a matching utility room.

To the front is an 18ft lounge with bay window and to the other side of the spacious entrance hallway is a fifth ensuite double bedroom or study.

To the first floor are four impressive double bedrooms including the Master bedroom with vaulted ceilings, a walk in dressing room and ensuite bathroom. Two more of the bedrooms have ensuite shower rooms and the fourth is next to the family bathroom.

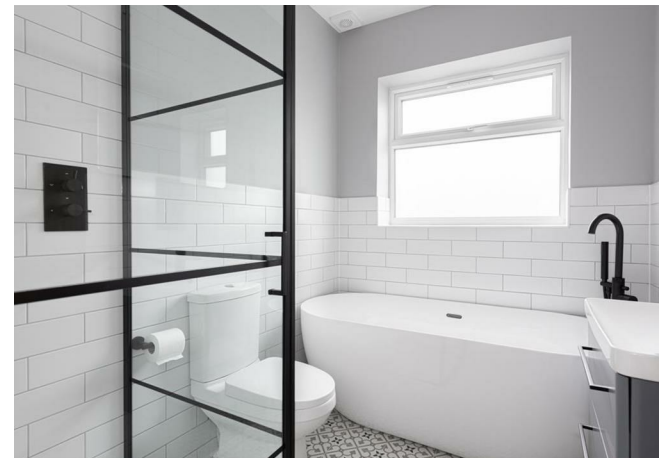
A driveway to the front provides parking for three cars, while to the rear is a fantastic lawned garden measuring over 110ft in length.

Early viewing essential. Chain free.

The property is situated within close proximity to Ewell Village, Bourne Hall Park and Medical Centre, and Stoneleigh, Ewell West & Ewell East main line stations

offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy access to the A37 M25 (Junction 9). Ewell Village has a variety of shops including a Sainsburys Local there is also a wide variety of cafés, restaurants and pubs available locally. Ewell is a popular commuter village, located to the south west of London and offers a good mix of state and independent schools for all age groups including the popular and sought after Glynn and Blenheim school catchments. This property is a few moments walk from the wide open spaces of the picturesque Hogsmill nature reserve, as well as the Ewell Court House library and visitor centre.

Tenure - Freehold
Council tax band - E







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

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