



Gatley Avenue, West Ewell

The **PERSONAL** Agent



# Guide Price £525,000

## Freehold

- Bright, welcoming entrance hall
- Spacious lounge and conservatory
- Ideal for dining and entertaining
- Stylish, well equipped kitchen
- Two flexible ground floor bedrooms
- Ground floor family shower room
- Peaceful master bedroom retreat
- Landscaped, low maintenance garden
- Large terrace and level lawn
- Private Driveway

This beautifully presented three bedroom semi detached chalet bungalow enjoys a level position with an attractive, established garden and a private driveway. The home offers a welcoming blend of comfort and practicality, with bright, well proportioned rooms and a layout suited to modern living.

Set within a highly sought after residential area, the property is ideally placed for everyday convenience, just a short walk from local shops, transport links, and essential amenities. It represents an excellent opportunity for buyers seeking a well maintained home in a popular and accessible location.

You are welcomed into a bright entrance hall with neutral décor, engineered wood flooring and original Art Deco doors complemented by coved corning. A well positioned staircase rises to the first floor.



The generously proportioned lounge flows into a spacious sun lounge conservatory, creating an ideal area for dining and entertaining with direct access to the secluded rear garden.

The well equipped kitchen features elegant cream units, contrasting dark wood worktops and a door to the garden.

Two ground floor bedrooms offer flexible accommodation, with one also suitable as a study or home office. A well appointed family shower room is located off the hallway. Upstairs, the master bedroom provides a peaceful retreat with ample eaves storage.

Outside, the landscaped rear garden includes a large paved terrace for outdoor dining and a level lawn for easy enjoyment.

Ewell Village has a variety of shops including a Sainsburys Local, and a wide variety of cafés, restaurants and pubs available locally. Ewell 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 including a number of Ofsted 'Excellent' rated schools again at all age groups.

While West Ewell equally offers fantastic transport links to London and beyond along with a number of great local amenities and attractions such as Horton Country Park, Hogsmill Nature Reserve, local leisure and gyms including the popular David Lloyd.

Tenure: Freehold  
Council Tax Band: D





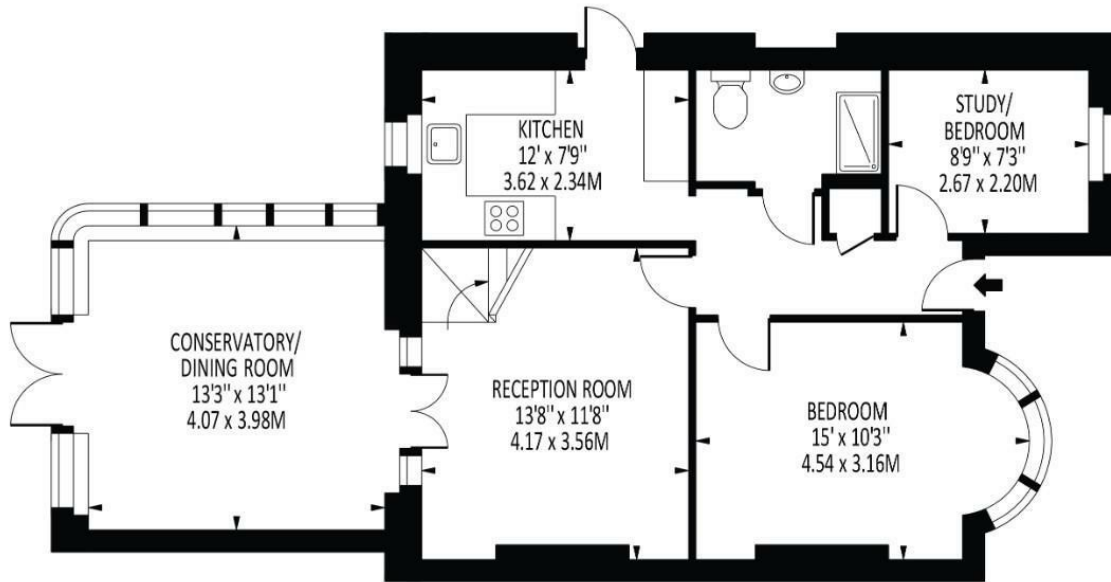




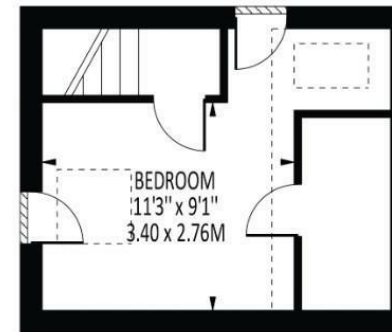


## Gatley Avenue

Total Area: 973 SQ FT • 90.35 SQ M  
(Including Restricted Height Area)  
Restricted Height Area : 65 SQ FT • 6.08 SQ M



GROUND FLOOR



FIRST FLOOR

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>84</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		
<b>62</b>		
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 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.



