



Poole Road, Ewell

The **PERSONAL** Agent

Guide Price £700,000

Freehold

- Stunning Semi Detached Family Home
- Private Block Paved Driveway
- Entrance Hall and D/s Cloakroom
- Lounge With Bay Window and Wooden Shutters
- 19'8" x 17'8" Kitchen/Dining Room With Bifold Doors
- Two Double Bedrooms, Nursery/Study and Family Bathroom
- Master Bedroom With Ensuite
- Level Well Established Rear Garden
- Detached Summer/Home Office
- Popular Residential Area Close To Hogsmill Nature Reserve

The Personal Agent are proud to present this skilfully extended and beautifully presented family home, featuring the most stunning rear kitchen extension which certainly ensures that this fine property stands out from the crowd.

There is a real attention to detail throughout this home, with our clients choosing stylish design touches that provide an enviable ground floor living space which is perfect for entertaining, social occasions and most importantly, day to day family life.

Blending traditional charm with a contemporary yet practical layout, the accommodation is bright and spacious being laid out over three floors and perfect for buyers looking for longevity within a home.

Parking is a breeze with both a private driveway to the front with parking for two/three vehicles

The bright and airy entrance hall sets the tone of what's to come and from here you have access to a nicely proportioned living room that is centred around a feature display unit and fireplace



and a large bay window with bespoke wooden shutters. The best is yet to come to what is definitely the heart of this home, the stunning kitchen/dining room.

This area of the home measures an impressive 19'8"x 17'8" with bi-folding doors opening onto the secluded level rear garden, three large skylight windows that flood the room with natural light and defined dining, family and kitchen areas with a central island that all blend together to provide the ultimate space. From a practical viewpoint, this home also delivers with the thoughtful addition of a downstairs cloakroom.

On the first floor are two double bedrooms and a cosy nursery/study, a modern family bathroom and the loft has been skilfully converted to provide an impressive master bedroom with bespoke fitted wardrobes and ample eaves storage space and a stylish shower room.

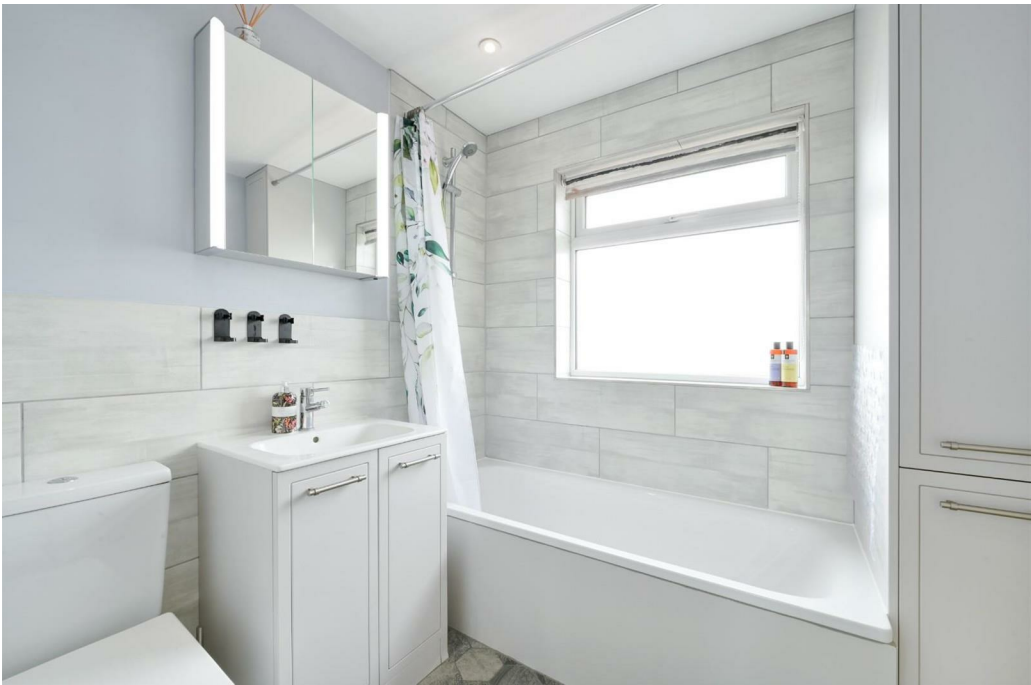
Outside, the property also shines with a great sized level rear garden that enjoys brilliant privacy, and rear access to a detached summer house/home office which is currently used as a games room.

The picturesque Ewell Village is less than half a mile away and offers a variety of shops, restaurants, cafés and pubs. The Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum, it regularly holds gatherings such as fairs. In the heart of the village lies the Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West stations with their connections to London.

Alternatively nearby Epsom is a busier market town and has the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. 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.

Tenure - Freehold
Council tax band - D

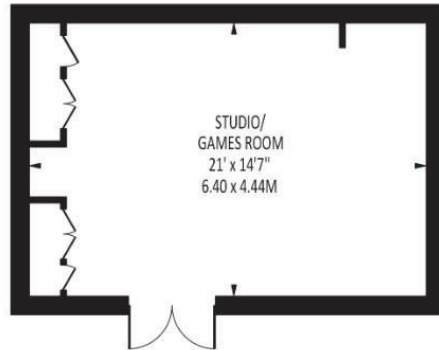




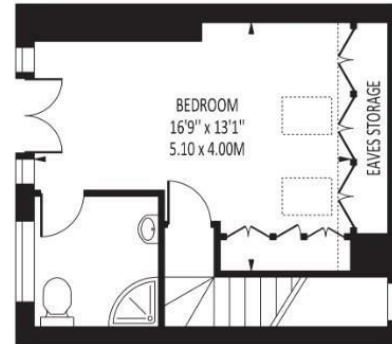
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Total Area: 1553 SQ FT • 144.27 SQ M
(Including Eaves Storage, Restricted Height Area & Studio/ Games Room)
Eaves Storage & Restricted Height Area : 303 SQ FT • 28.16 SQ M
Studio/ Games Room Area : 35 SQ FT • 3.28 SQ M

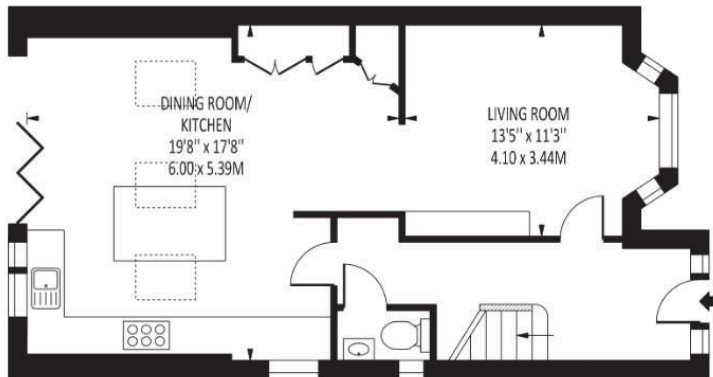


STUDIO/
GAMES ROOM
21' x 14'7"
6.40 x 4.44M



SECOND FLOOR

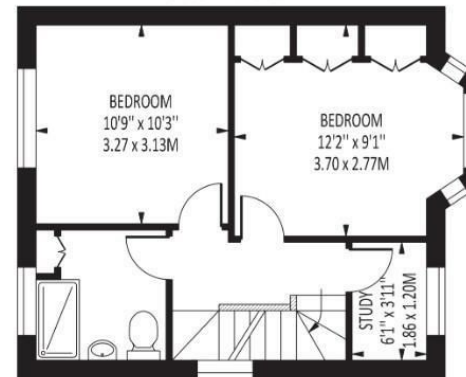
BEDROOM
16'9" x 13'1"
5.10 x 4.00M



GROUND FLOOR

DINING ROOM/
KITCHEN
19'8" x 17'8"
6.00 x 5.39M

LIVING ROOM
13'5" x 11'3"
4.10 x 3.44M



FIRST FLOOR

BEDROOM
10'9" x 10'3"
3.27 x 3.13M

BEDROOM
12'2" x 9'1"
3.70 x 2.77M

STUDY
6'1" x 3'11"
1.86 x 1.20M

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) A		88
(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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