



Larkspur Way, West Ewell

The **PERSONAL** Agent

Offers Over £400,000

Freehold

- Charming Mid Terraced House
- Spacious Lounge/Dining Room
- Fitted Kitchen/Breakfast Room
- First Floor Landing
- Two Double Bedrooms
- Family Bathroom
- Double Glazing and Gas Central Heating
- Landscaped Front and Rear Gardens
- Garage and Private Driveway To The Rear
- Popular Cul De Sac Location

A two bedroom terraced house located in a popular no through road close to Hogsmill Nature Reserve and Horton Country Park. The property is in need of some modernisation and there is the added bonus of a garage and parking space to the rear.

This home would suit downsizers looking for low maintenance 'turn key' style property or first time buyers looking for an affordable house or rental investment property.

Ewell Village has a variety of shops including a Sainsburys Local, and a wide variety of cafés, restaurants and pubs available locally.

The property is accessed via a double glazed door leading to a spacious lounge/dining room creating a cosy and inviting atmosphere. With stairs to the first



floor landing and access to the kitchen which is fitted with a range of floor and wall mounted units, providing a functional space for all your culinary needs space for table and chairs and direct access to rear garden.

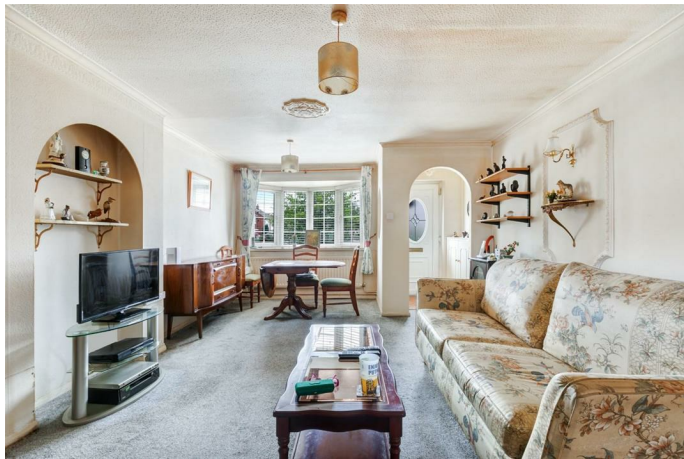
On the first floor is a landing with access to the loft and there are two double bedrooms serviced by a family bathroom.

You step outside onto a fully enclosed level rear garden, where you can enjoy the sunshine for most of the day during the summer. To the rear is a handy gate providing access to the garage and a private driveway. The property is situated towards the rear of a popular cul de sac and both Hogsmill Nature Reserve and Horton Country are within walking distance.

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 Ofstead '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

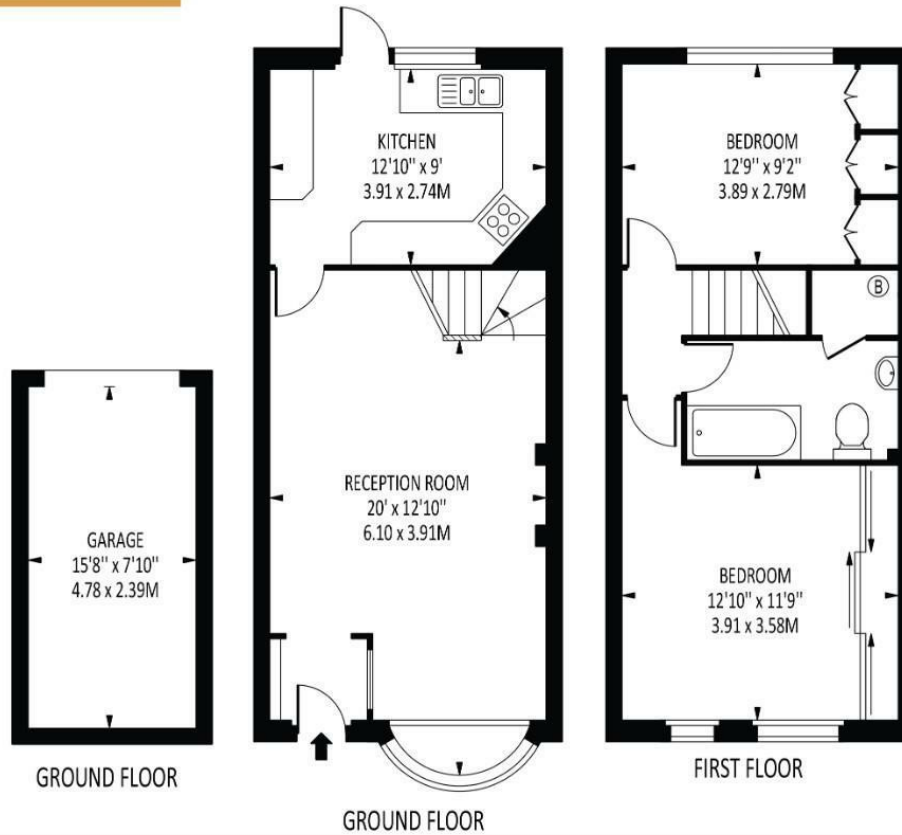




The **PERSONAL** Agent

Larkspur Way

Total Area: 905 SQ FT • 84.06 SQ M
(Including Garage)
Garage Area : 123 SQ FT • 11.42 SQ M



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		76
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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.

