



Medora Close, Ewell

The **PERSONAL** Agent



# Price Guide £630,000

## Freehold

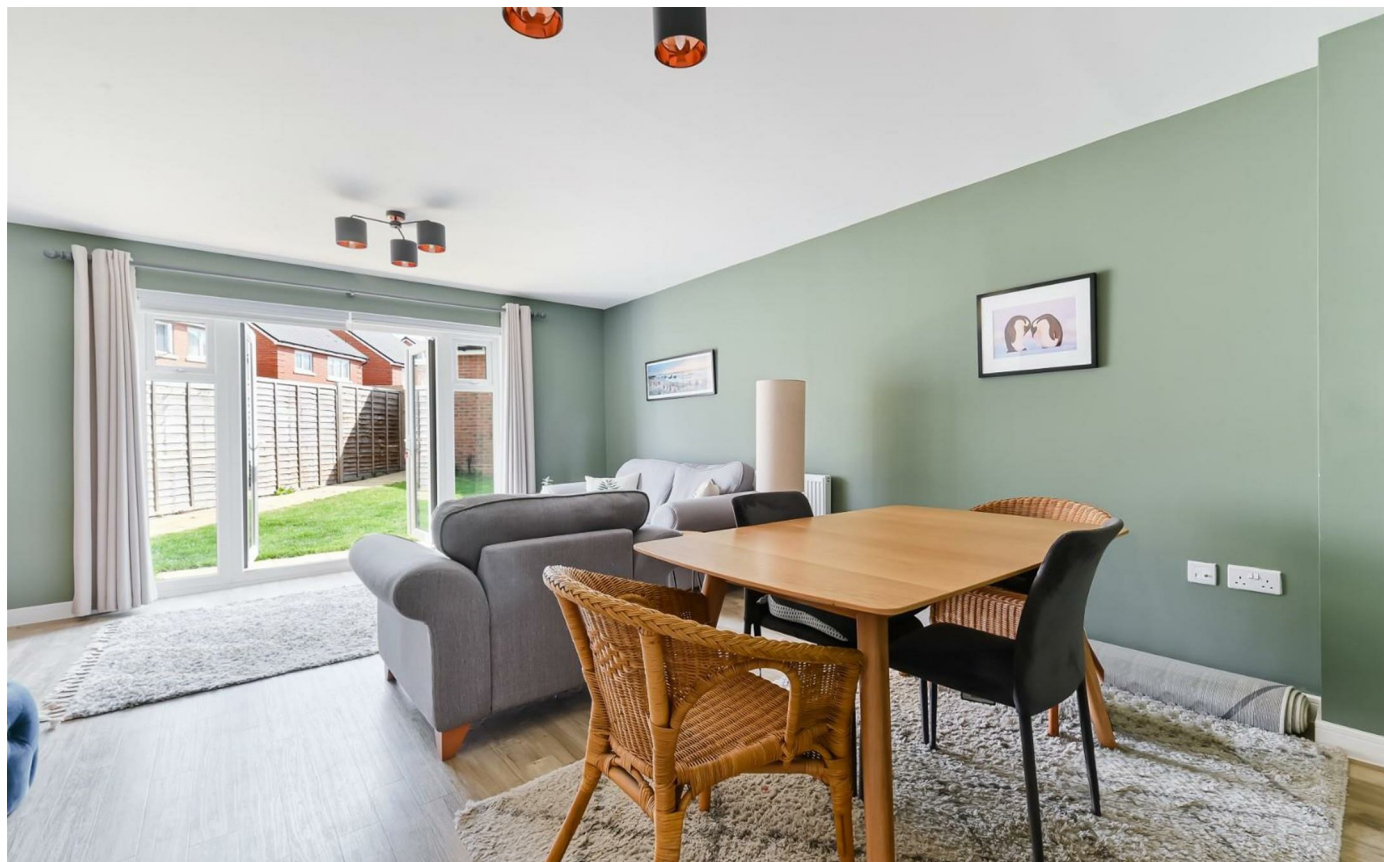
- Modern Semi Detached House
- Private Driveway and Detached Garage
- Entrance Hall and D/s Cloakroom
- Fully Fitted Kitchen/Breakfast Room
- Spacious Lounge/Dining Room
- Three Well Proportioned Bedrooms
- Modern Family Bathroom
- Ensuite To Principal Bedroom
- Level Front and Rear Gardens
- Exclusive Development Built in 2021

A modern and stylish three bedroom semi detached house with driveway and detached garage occupying an enviable 'tucked away' position on a highly regarded development, built by BellWay Homes in 2021. Viewing Highly Recommended.

This desirable home offers immaculate living space over two floors and comes with the rare addition of a detached garage which you can access from private driveway with parking for two vehicles or a gate via the rear garden.

An internal viewing is recommended to fully appreciate what this stylish home has to offer.

The property is accessed via a well stocked landscaped front garden with a pathway leading to a covered front entrance, with courtesy light and door to the hallway



with stairs to the first floor landing and access to a handy downstairs cloakroom and ground floor rooms.

To the front is a modern fully fitted kitchen with matching range of floor and wall mounted units with contrasting worktops, integrated kitchen appliances and space for table and chairs.

To the rear is a spacious lounge/dining room with plenty of space for relaxing with a door to walk-in understairs storage cupboard and double glazed windows and French doors, which overlook and lead out to a level landscaped rear garden.

Upstairs there are three well proportioned bedrooms with double glazed windows and radiator with an ensuite shower room to the master bedroom and a modern family bathroom.

Outside the rear garden is laid mainly to lawn with a paved patio area. A gate provides direct access to a private driveway with off road parking for two cars which leads to a detached garage, which can be utilised as a useful storage space or converted into a home office or studio.

The property sits equal distance of both Ewell West Station, and Chessington North (Zone 6) and also Tolworth Station (Zone 5).

West Ewell is a well-rounded area offering a number of good local schools as well as access to Horton Country Park incorporating Horton Golf Club. To the North of the area lays the Hogsmill River with the Harrier Sports Centre aside it. The area offers a number of local shops.

Tenure - Freehold  
Council tax band - D





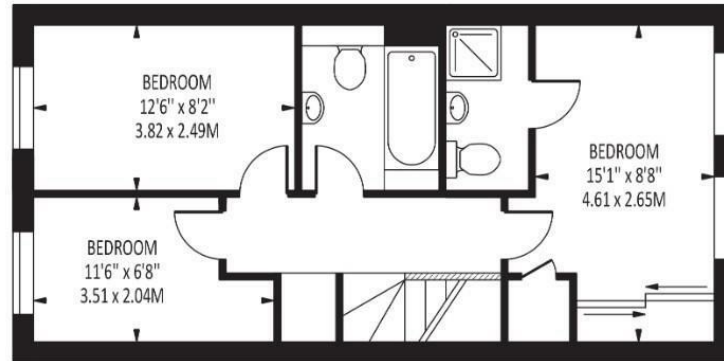


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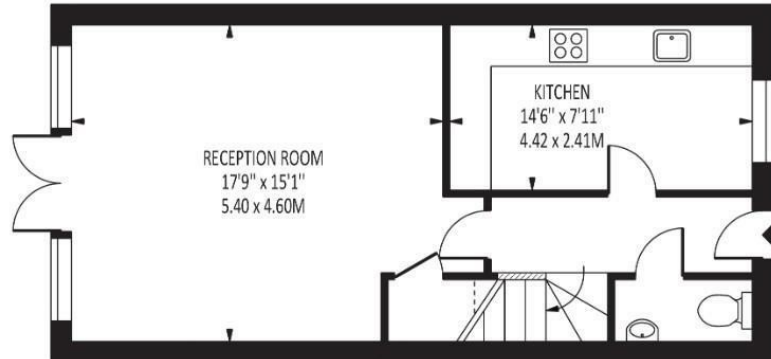


## Medora Close

Total Area: 980 SQ FT • 91.04 SQ M  
(Including Garage, Store & Shed)



FIRST FLOOR



GROUND 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>96</b>
(81-91) <b>B</b>	<b>85</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		
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.  
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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.



