



Chessington Road, Ewell

The **PERSONAL** Agent

Guide Price £650,000

Freehold

- Modern Semi Detached House
- Two Allocated Parking Bays To The Front
- Entrance Hall with D/s Cloakroom
- Modern Fully Fitted Kitchen/Dining Room With Island
- Spacious Lounge With French Doors to Outside
- Three Well Proportioned Bedrooms
- Ensuite Shower to Master and Family Bathroom
- Landscaped Level Rear Garden
- Small and Exclusive Development
- Close To Horton Country Park, Transport Links and Schools

A modern three bedroom semi detached house with two designated parking spaces and level landscaped rear garden located on a small development located close to local shops, schools and transport links. Horton Country Park is less than 1 mile away and an internal viewing is advised to fully appreciate what this stylish home has to offer.

As soon as you step through the front door the great feel is immediately evident. The spacious and welcoming entrance hall sets a brilliant first impression and links to a fully fitted kitchen/dining room with integrated appliances, ample worktop space and central island perfect for chatting to friends and family. This room seamlessly links to spacious lounge with French doors to the garden room. The ground floor is



completed by a handy cloakroom.

The first floor is just as impressive with three well proportioned bedrooms, ensuite shower room, family bathroom and an abundance of storage. Outside the landscaped rear garden is a wonderful place to relax with a paved terrace and raised composite decking. Parking is served by two allocated bays located immediately outside the front door.

The property is situated 0.6 mile of Chessington North a 1.5 mile of West Ewell station and Ewell village which 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 fayres.

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. For those wanting to enjoy outside activities, the property is close to Horton Country Park with its hundreds of acres of woodland and bridle paths and also close to the Hogsmill Nature Reserve.

Tenure: Freehold
Council Tax: Currently Band 'E'

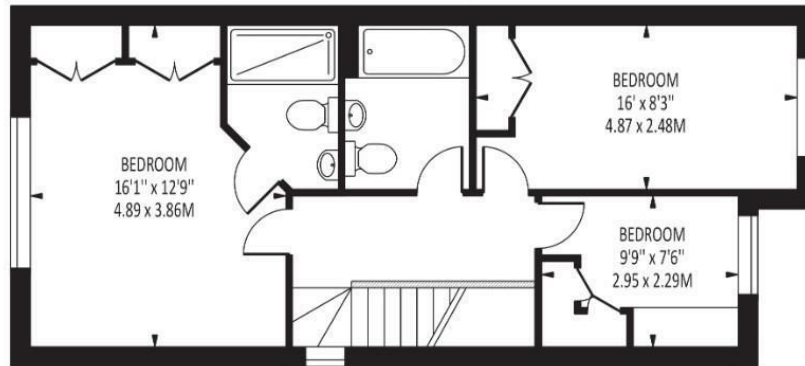




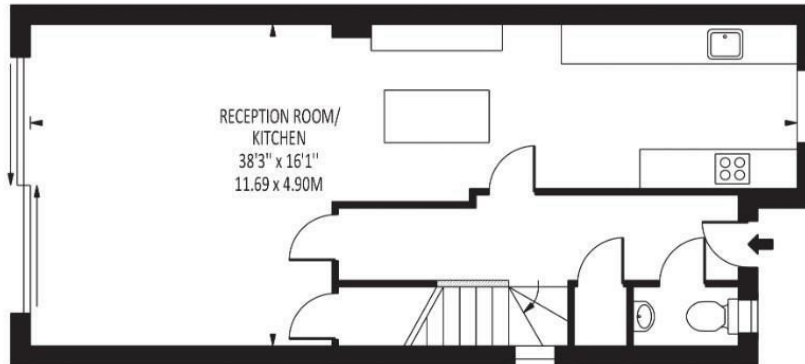
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Total Area: 1188 SQ FT • 110.34 SQ M



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) A		94
(81-91) B	85	
(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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The
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