



Chessington Road, West Ewell

The **PERSONAL** Agent

# Guide Price £679,000

## Freehold

- Modern Detached Bungalow Built 2009
- Secure Gated Access and Ample Driveway
- Covered Front Entrance
- Impressive Reception Hall
- Stylish Kitchen/Dining Room
- Principle Bedroom With En-Suite
- Two Further Double Bedrooms
- Remodded Family Bathroom
- Beautifully Landscaped Gardens
- Detached Garage Or Home Work Space.

Tucked away in a private and secluded position behind gated access, this unique three bedroom detached bungalow offers a rare opportunity to acquire a contemporary home built in 2009.

Modern bungalows of this quality are seldom available, particularly in such a convenient location close to Horton Country Park, Hogsmill Nature Reserve, and within easy walking distance of local shops and schools.

A covered front porch welcomes you and sets the tone for the rest of the home, leading into an impressive central reception hall. This expansive space naturally connects all areas of the property and provides an ideal hub for welcoming guests or gathering with family.

At the heart of the home is the kitchen/dining room, thoughtfully designed and fitted with matching high gloss units and a breakfast bar, perfect for socialising. There is also a dedicated area for formal dining and entertaining, enhanced by bi fold doors that open onto the sunny, secluded rear garden, seamlessly blending indoor and outdoor living.



The spacious accommodation continues with a separate double aspect lounge, offering delightful views over the garden. Further along the hallway are three well proportioned bedrooms. The principal bedroom measures an impressive 16' x 12'8" and benefits from bespoke fitted wardrobes and a stylish en-suite shower room. A recently remodelled family bathroom provides additional convenience, particularly when the home is busy.

Outside, the landscaped gardens have been carefully designed to create a tranquil environment, featuring detached outhouses and various terrace seating areas that harmonise beautifully with the surroundings. Double gates provide an added layer of privacy, while the driveway offers parking for several vehicles and leads to a detached garage, ideal for traditional use or as a workshop, studio, or creative workspace.

Nearby, the picturesque Ewell Village 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 West, Chessington North and Ewell East stations with their connections to London are all close by.

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.

Additionally the property is set within close proximity to Horton Golf and Country Club as well as a number of fantastic and family friendly parks along with some great pet friendly walking spots.

Tenure - Freehold  
Council Tax Band- E

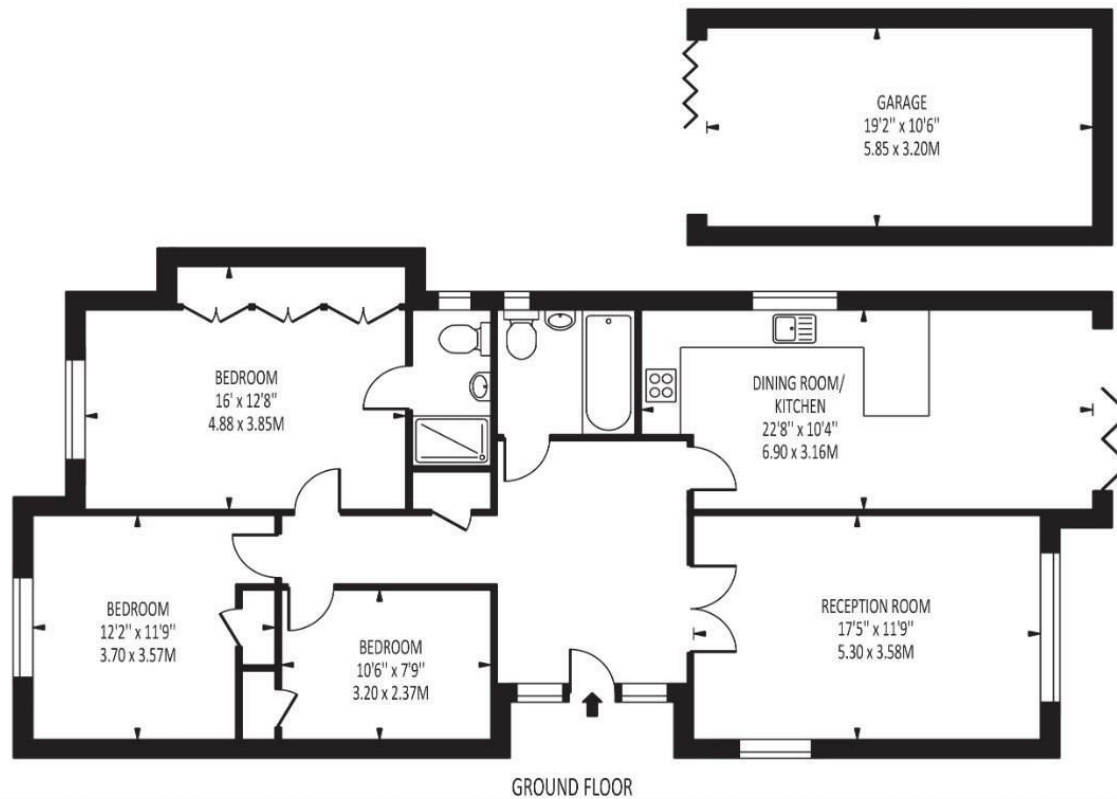




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## Chessington Road

Total Area: 1341 SQ FT • 124.56 SQ M  
(Including Garage)  
Garage Area : 202 SQ FT • 18.72 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) <b>A</b>                          | <b>79</b> | <b>88</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 |           |                            |
| England & Wales                             |           | EU Directive<br>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.

