



Godwin Close, West Ewell

The PERSONAL Agent

Offers In Excess Of £300,000 Freehold

- End Of Terrace House
- Spacious Lounge
- Open Plan Kitchen
- Double Bedroom
- Single Bedroom/Study
- Bathroom via Spiral Staircase
- Level Rear Garden
- Designated Parking Space
- Visitor Parking Bays
- No Onward Chain

An excellent opportunity to acquire this charming freehold end of terrace house, complete with a designated parking space and a private, level rear garden that directly backs onto playing fields. Tucked away in a quiet and discreet cul de sac, the property is offered to the market with no onward chain, making it an ideal purchase for first-time buyers or those looking to downsize into a low maintenance, turnkey home.

Immediately to the front of the property is a designated parking space, complemented by a well-stocked flowerbed featuring attractive roses and ornamental shrubs. In addition, there are visitor parking bays conveniently located to the left as you enter the close.

Upon entering, you are welcomed by a bright and



spacious lounge featuring a window to the front aspect and stairs rising to the first floor. To the rear, there is an open plan kitchen with direct access to the garden, which is mainly laid to lawn with a wooden timber shed, enclosed by panel fencing, with a chain link boundary to the rear offering pleasant views over school playing fields.

Upstairs, the original layout has been thoughtfully reimaged to create a generous double bedroom, which benefits from a spiral staircase leading to the bathroom. The original bathroom space has been converted into a cosy second bedroom or study, providing flexible accommodation to suit a range of needs.

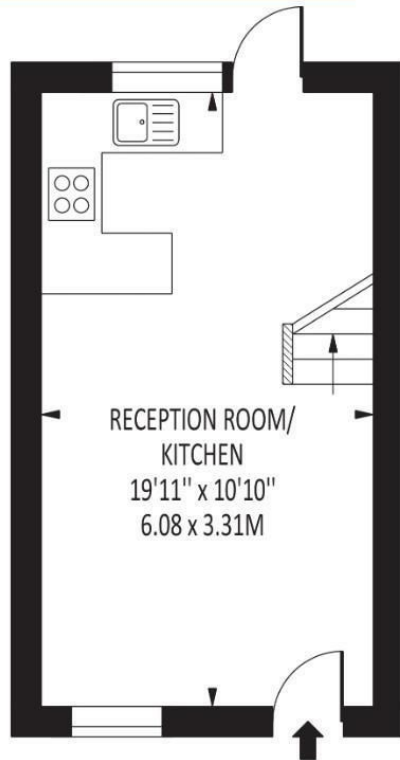
Ewell Village has a variety of shops including a Sainsburys Local, and a wide variety of cafés, restaurants and pubs available locally.

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 Ofsted '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.

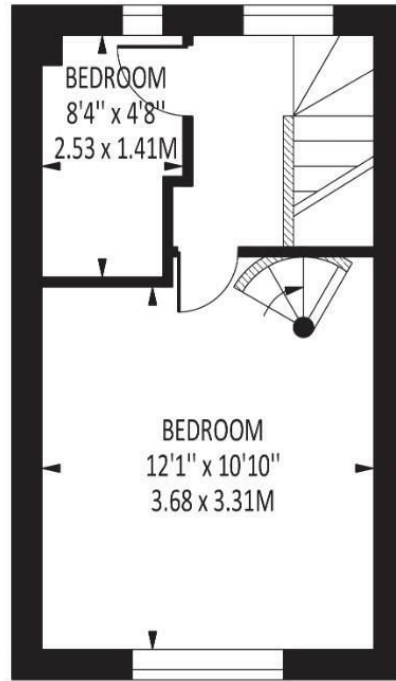
Tenure - Freehold
Council Tax Band- C



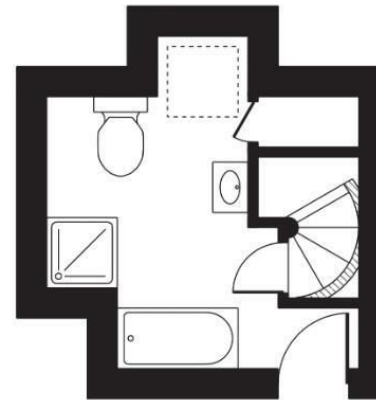




GROUND FLOOR



FIRST FLOOR



SECOND 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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 & KINGSWOOD 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 Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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