



Riverview Road, Ewell

The **PERSONAL** Agent

Guide Price £700,000

Freehold

- No onward chain
- Four Bedrooms
- 23 Foot Open Plan Kitchen/Dining Room
- Modern bathrooms
- Large Utility Area
- Large Patio
- Sunny Garden
- Over 1 200 Square Feet
- Off Street Parking Via Carriage Drive
- Three Bathrooms

The Personal Agent are delighted to present this spacious and beautifully updated four-bedroom family home to the market, offered chain free and extending to over 1,200 sq. ft. of well-appointed accommodation. Thoughtfully modernised throughout, the property combines generous living space with a practical layout, making it an ideal home for growing

The heart of the home is the impressive 23ft open plan kitchen/living/dining room, providing a fantastic space for both everyday family life and entertaining. The contemporary kitchen offers ample worktop and storage space, complemented by a central island, while the living and dining areas enjoy an abundance of natural light. A separate utility room adds further practicality and is accompanied by a modern ground floor shower room.

The bedroom accommodation is equally impressive, comprising four well-proportioned bedrooms, including three generous doubles and a versatile fourth bedroom that would also make an



excellent nursery or home office. The principal bedroom enjoys the added luxury of its own en suite shower room, while a stylish family bathroom serves the remaining bedrooms, meaning the property benefits from three bathrooms in total.

Having been mainly updated throughout, the home is presented in excellent decorative order, allowing the next owners to move straight in and enjoy.

Externally, the property benefits from off street parking, adding everyday convenience, while the spacious internal layout and excellent storage further enhance its appeal.

Offered to the market with no onward chain, this superb family home represents a rare opportunity to acquire a spacious, modern property in a move in ready condition. Early viewing is highly recommended to fully appreciate everything it has to offer.

The property is located equidistant to Ewell & Tolworth town

centre and the green spaces of the Hogsmill Nature Reserve, with access to open fields by the footpath just around the corner making it the perfect balance between suburban and country living.

The property is also close to Tolworth mainline station (approx. 8/10 minute walk); there are regular services to London Waterloo. Nearby Ruxley Lane provides a selection of convenience stores and restaurants whilst Tolworth High Street has a larger variety of shops and Kingston upon Thames a greater choice still.

Tenure- Freehold
Council tax band-F



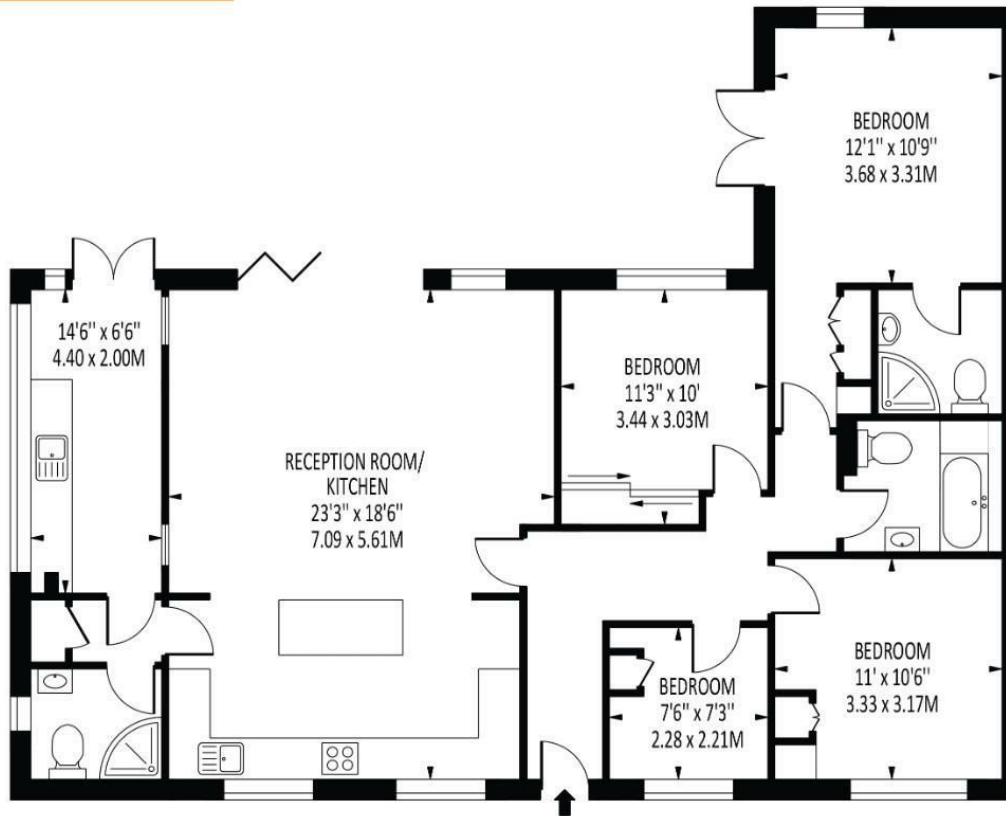


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Riverview Road

Total Area: 1213 SQ FT • 112.65 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	71
England & Wales		
	EU Directive 2002/91/EC	

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