



Lakehurst Road, Ewell

The **PERSONAL** Agent

£599,950

Freehold

- Detached House
- Three / Four Bedrooms
- Kitchen / Breakfast Room
- Lounge / Dining Room
- Study / Bedroom Four
- Driveway for Two / Three Cars
- Walk to Shops & Station



This three / four bedroom detached residence is situated in the ever popular Ewell Court area, just outside Ewell Village, and is presented to the market in excellent decorative order throughout.

The property offers a lounge / dining room with bay window to the front and rear, and an extended kitchen / breakfast room with maximum measurements of over 16' x 12'.

Also downstairs as part of a recent extension is a study / fourth bedroom with a bay window to the front, behind which is a downstairs shower room.

Upstairs are three generously proportioned bedrooms arranged in a classic 1930's layout, next to a family

bathroom.

Towards the front of the property a gravelled driveway provides parking for two to three cars, whilst to the rear is a lawn garden which enjoys a good degree of privacy.

Viewing highly recommended by sole agents.

The property is situated within close proximity to Ewell Village, Bourne Hall Park and Medical Centre, and Stoneleigh, Ewell West & Ewell East main line stations offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy access to the A3 7 M25 (Junction 9). Ewell Village has a variety of shops including a

Sainsburys Local there is also a wide variety of cafés, restaurants and pubs available locally.

Ewell is a popular commuter village, located to the south west of London and offers a good mix of state and independent schools for all age groups. This property is a few moments walk from the wide open spaces of the picturesque Hogsmill nature reserve, as well as the Ewell Court House library and visitor centre.

Tenure: Freehold.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	34	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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.

