



Gadesden Road, West Ewell

The **PERSONAL** Agent

Price Guide £550,000

Freehold

- GUIDE PRICE £550,000 to £575,000
- Semi Detached House In Popular Location
- Modern Shower Room
- Through Lounge and Dining Room/Conservatory
- Kitchen With Appliances
- Three Well Proportioned Bedrooms
- Modern Family Bathroom
- Level Rear Garden
- Private Driveway and Detached Garage
- No Onward Chain

**** NO CHAIN - GUIDE PRICE £550,000 to £575,000 **** this extended semi-detached family home benefits from flexible and spacious living accommodation which includes a level rear garden, driveway providing off street parking and detached garage/workshop.

The property itself enjoys an incredibly well balanced layout that is perfect for a professional couple, a young family or even a downsize move without compromise. When you couple the generous space it provides and the favourable location, finding a more practical home within this price point will be a very difficult task indeed.

The property is within the catchment of many fantastic local primary and secondary schools and located within a short walk from Ewell Village and the railway station, with its regular services to London Waterloo and Hogs Mill Nature Reserve is just a short walk away.



You enter the property via a welcoming entrance hall and a spacious through lounge that is perfect for relaxing with the family, which leads through to a dining room with conservatory end and a fully fitted kitchen complete with kitchen appliances and views over the garden.

From a practical sense, the ground floor is completed by a modern downstairs shower room. From the entrance hallway a staircase leads to the first floor landing where the spacious accommodation continues.

The master bedroom and the guest bedroom are incredibly well proportioned doubles, the third bedroom is still a very comfortable smaller double bedroom, all of which are served by the modern family bathroom.

Outside there is a private driveway and gated access to a level child friendly rear garden which is laid mainly to lawn with palm trees and paved terrace seating area, and there is handy detached garage or workshop for those who enjoy DIY.

The picturesque Ewell Village around a mile away and 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 Ewell West, Chessington North and Ewell East stations with their connections to London are all nearby.

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.

Tenure - Freehold
Council tax band - D





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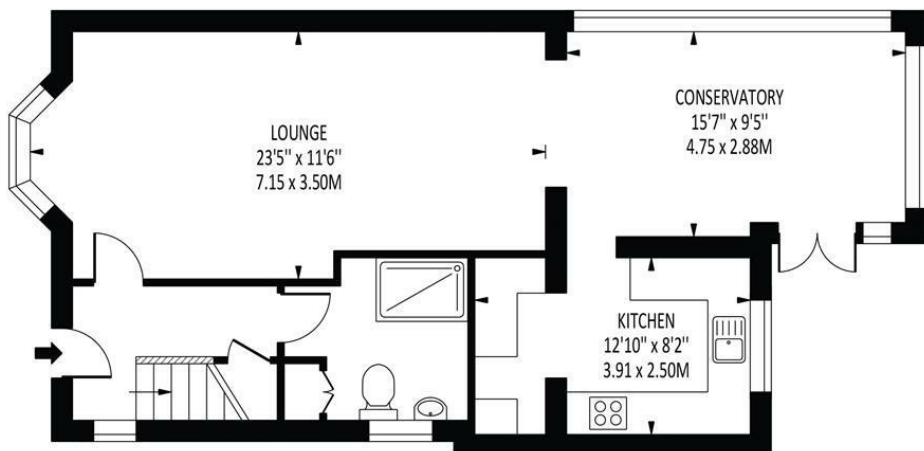


Gadesden Road

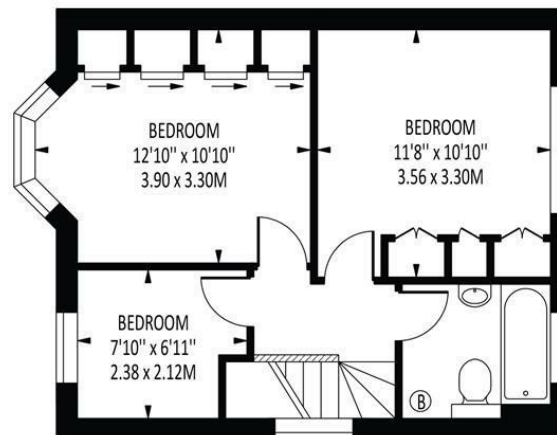
Total Area: 1170 SQ FT • 108.68 SQ M

(Including Garage)

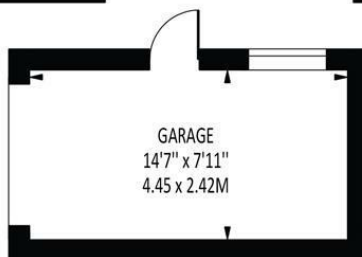
Garage Area : 116 SQ FT • 10.77 SQ M



GROUND FLOOR



FIRST FLOOR



GARAGE
14'7" x 7'11"
4.45 x 2.42M

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		
England & Wales		EU Directive 2002/91/EC

EPSOM OFFICE

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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 OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG

01372 814 900

LETTINGS & MANAGEMENT

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The
PERSONAL
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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.

