



Oakhurst Road, West Ewell

The **PERSONAL** Agent

Offers In Excess Of £475,000 Freehold

- No Ongoing Chain
- Popular Residential Road
- Bright Reception Room
- 17ft x 12ft Kitchen/Dining Room
- Spacious Conservatory
- Three Well Proportioned Bedrooms
- Modern Family Bathroom
- Landscaped Front And Rear Gardens
- Private Driveway With Parking
- Close To Horton Country Park

Offered with no ongoing chain, The Personal Agent are delighted to welcome to the market this spacious and extended three bedroom family home.

Set within a popular road within the heart of West Ewell, this property offers a family not only plenty of space internally, but easy access to a high number of local amenities along with transport links and school catchments.

Being Chain Free we really do recommend your earliest viewing to avoid missing out on a home sure to have high levels of interest.

The property itself boasts a bright and welcoming hallway and access to a formal reception room along with a great open plan kitchen/dining room. From here you have access through to a large conservatory



which is a fantastic sun trap and great for a growing family to have some additional internal space.

To the first floor there are three well proportioned bedrooms, a modern family bathroom and access to a loft which is perfect for extending into STPP.

Externally there is landscaped and private rear garden, while back to the front of the property there is off street parking for two/ three cars.

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





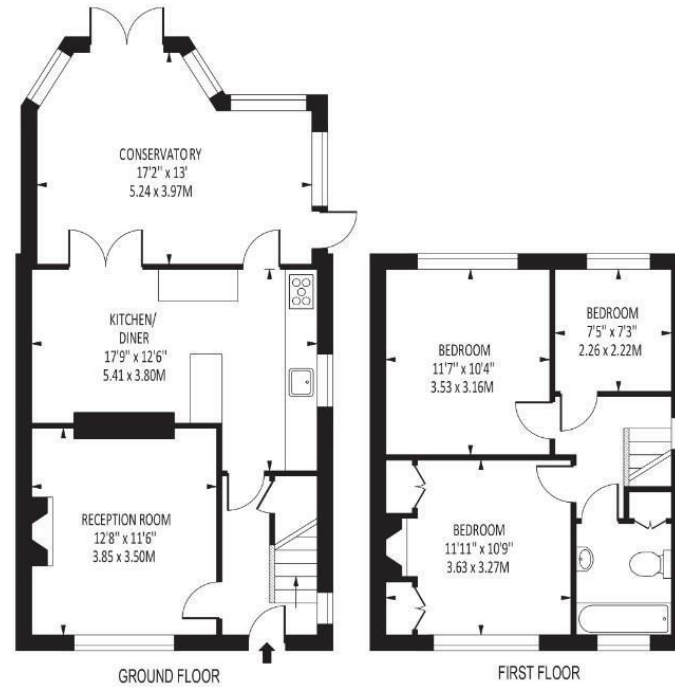
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Oakhurst Road

Total Area: 1002 SQ. FT • 93.09 SQ. M

(Including Garage)

Garage Area: 141 SQ. FT • 13.11 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 | | 77 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 53 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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The
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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.

