



Jasmin Road, West Ewell

The **PERSONAL** Agent

Guide Price £365,000

Leasehold

- Ground Floor Purpose Built Maisonette
- Private Front Entrance
- Hallway With Fitted Storage Cupboard
- Spacious Lounge/Dining Room
- Fully Fitted Kitchen
- Two Good Sized Bedrooms
- Family Bathroom
- Private Fully Enclosed Rear Garden
- Garage En Bloc (16'1 x 8'7)
- 938 Year Lease and Nominal Ground Rent

A well presented two bedroom ground floor purpose built maisonette with direct access to a fully enclosed private rear garden and garage en bloc situated in a popular residential area close to Hogsmill Nature Reserve and Horton Country Park.

This spacious maisonette benefits from its own private front entrance and a fully enclosed rear garden and has been well cared for by the current owner.

Properties of this type are generously sized and are generally bigger than more modern alternatives and would appeal to those who are looking to bridge the gap between an apartment and traditional house.

So whether you are looking to buy your first home, wanting to downsize or looking for a rental investment property, this home ticks all the boxes.

You enter the home via a private front entrance with door to a welcoming hallway with a fitted storage cupboard and doors off to all rooms. There is a spacious lounge/dining room with double glazed sliding patio doors leading out to a landscaped rear garden

The kitchen is a good size and fully fitted with space for kitchen appliances and door which leads out to the garden. A new boiler system was installed in



2021 providing gas central heating and hot water throughout.

Both the bedrooms are well proportioned double rooms with double glazed windows and there is a family bathroom comprising of a matching three piece suite in white with fully tiled walls and double double glazed window to the side.

Outside the rear garden is laid to lawn with a paved patio and shed providing handy storage and is fully enclosed by fencing with a side gate providing access to the front entrance.

There is garage en block and on road parking can be found immediately outside.

In the heart of nearby Ewell Village lies The Spring and The Hogsmill River leading up to the nature reserve which links West Ewell. There are a range of popular local schools and of course Chessington North, Ewell East and Ewell West stations with their connections to London that are within a short distance away.

Nearby Epsom 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. 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 international airports.

Tenure - Leasehold

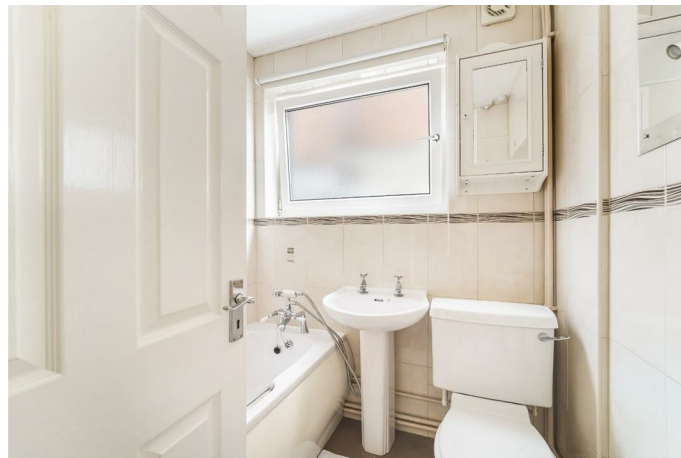
Length of lease (years remaining) - 938

Annual ground rent amount (£) - 15.00

Annual service charge amount (£) - N/A

Council tax band - C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

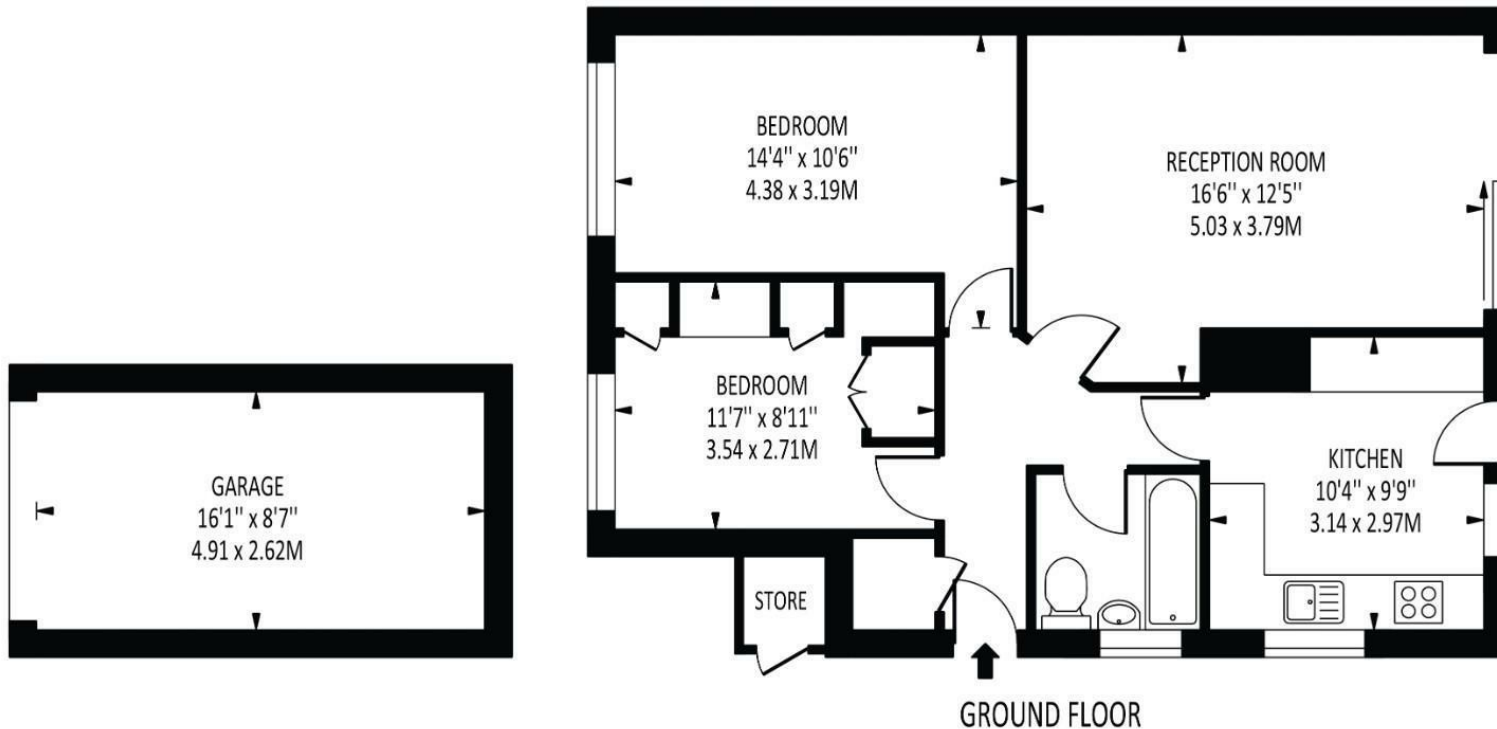




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Jasmin Road,
West Ewell
Total Area: 772 SQ FT • 71.75 SQ M
(Including Garage & Excluding Store)
Garage Area : 138 SQ FT • 12.86 SQ M



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	74	79
(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

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020 8393 9411

BANSTEAD OFFICE
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Banstead, Surrey, SM7 2NS
01737 333 699

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The
PERSONAL
Agent

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