



Stanton Close, Ewell

The **PERSONAL** Agent

Guide Price £350,000

Leasehold

- First Floor Maisonette
- Two Double Bedrooms
- Modern Kitchen And Bathroom
- Large Rear Garden
- Chain Free
- Call For A Viewing



The Personal Agent are delighted to welcome to the market this stunning and spacious two double bedroom first floor maisonette set within a popular and sought after cul de sac.

The property itself boasts a welcoming hallway offering access to the bright and spacious reception room, modern kitchen and modern family bathroom, two double bedrooms and a larger than average private and landscaped garden.

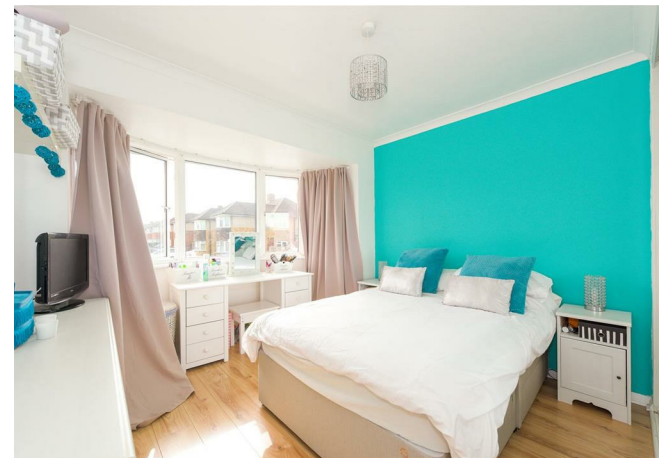
With so much to offer both internal and externally we really do recommend your earliest viewing to avoid missing out on this property.

Ewell Village has a variety of shops including a Sainsburys Local, and a wide variety of cafés, restaurants and pubs available locally. Ewell 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.

Tenure - Leasehold

Length of lease (years remaining) - TBC
Annual ground rent amount (£) - 50.00
Annual service charge amount (£) - TBC
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.







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

2 West Street
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 333699

LETTINGS & MANAGEMENT

163 High Street
Epsom, Surrey, KT19 8EW
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

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.

