



Kingston Road, Ewell

The **PERSONAL** Agent

# Price Guide £650,000

## Freehold

- Stylish Semi Detached Family Home
- Three/Four Bedrooms
- Entrance Hallway and D/s Cloakroom
- Lounge with Wood Burning Stove
- Separate Dining Area With Bifold Doors
- Kitchen/Breakfast Room
- Study/Bed Four
- Family Bathroom Plus Separate Shower Room
- Well Established Corner Position
- Detached Garage and Private Driveways

A stylish four bedroom semi detached family home offering generously sized living space of 1692 sq ft which includes a detached double garage and private driveways providing ample off road parking for several vehicles. The house occupies a bold corner position and an internal viewing is advised to fully appreciate what this fine home has to offer.

This beautifully appointed house has been the subject of multiple upgrades by our client and warrants immediate inspection to appreciate its well proportioned and versatile accommodation and generous corner plot.

As soon as you step foot into the welcoming entrance hall, the stylish and tasteful finish is immediate and this fine home is beautifully presented with modern design touches that seamlessly blend with a traditional and homely feel.

The modern hardwood style flooring and the brilliant layout all help provide a great first impression and from the entrance hall you have access to various reception rooms with space for the whole family to enjoy.



At the heart of this fine home is the kitchen/breakfast measuring 16'9 ft x 10'3 ft and really is the perfect entertaining area and great for day to day family life. The modern shaker style kitchen has a wonderful feel to it with contrasting worktops and practicality links to the garden

The living room is a great size too and a nice space to retire to of an evening cosying up in front of the wood burning stove and in the adjoining dining room there is plenty of space for a large dining table and chairs with bifold doors which lead to a paved terrace seating area and the rear garden.

The ground floor is completed by a useful study/family room which can also be used as a fourth bedroom and is located directly opposite a handy downstairs cloakroom.

On the first floor there are three well proportioned bedrooms and a large family bathroom and separate walk-in shower. To the front is a driveway with parking and to the rear is a level rear garden which also benefits from a detached garage with power and light perfect for budding mechanics or motor

enthusiasts, which could become a brilliant work from home office or a den for the kids. You access the garage via a private driveway off Francis Close through secure wooden double gates.

The property is located equidistant to Ewell & Tolworth town centre and the green spaces of the Hogsmill Nature Reserve, with access to open fields by the footpath just around the corner making it the perfect balance between suburban and country living.

The property is also close to Tolworth mainline station (approx. 17 minute walk); there are regular services to London Waterloo. Nearby Ruxley Lane provides a selection of convenience stores and restaurants whilst Tolworth High Street has a larger variety of shops and Kingston upon Thames a greater choice still.

Tenure - Freehold  
Council tax band - D



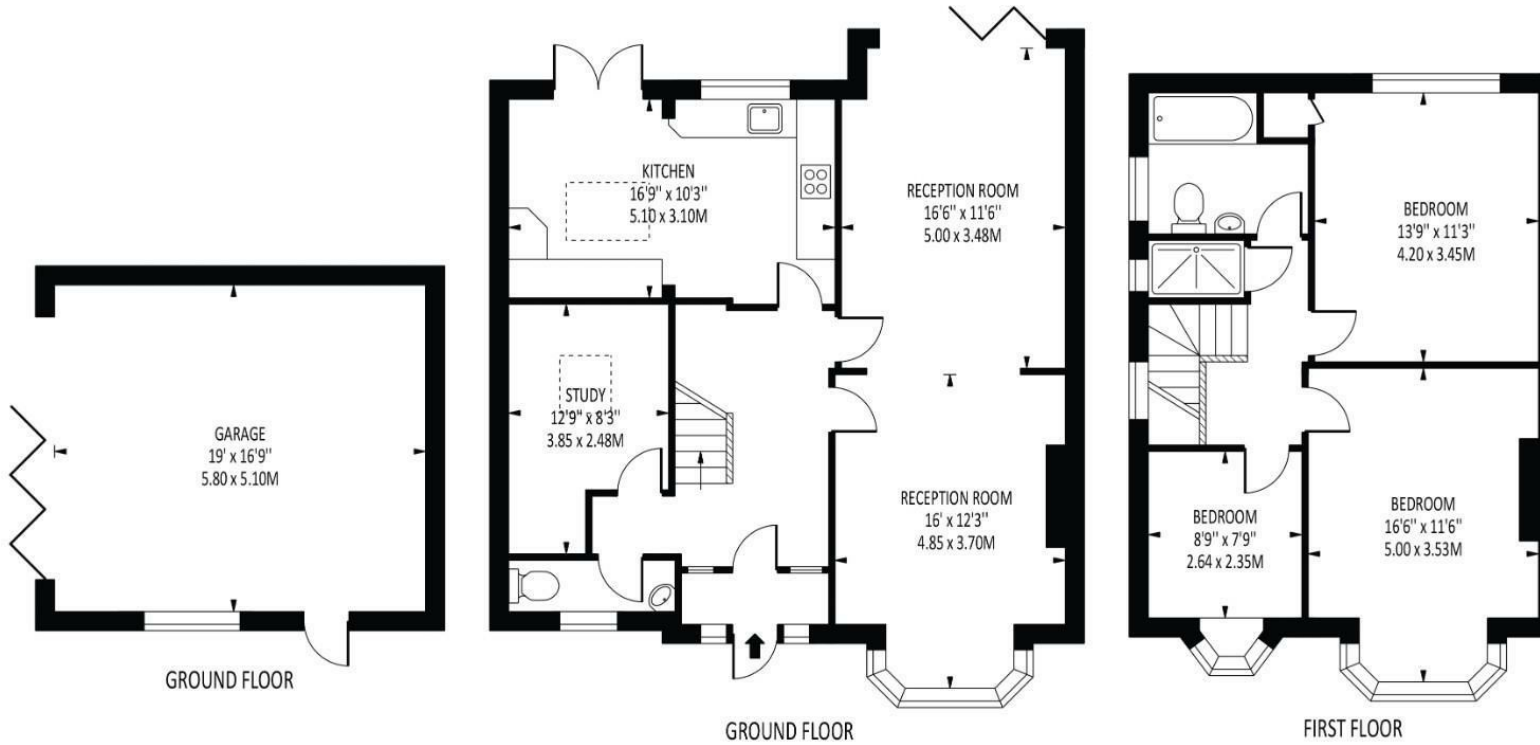


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### Kingston Road

Total Area: 1692 SQ FT • 157.18 SQ M  
(Including Garage)  
Garage Area : 318 SQ FT • 29.58 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only

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**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 333 699

**TADWORTH OFFICE**  
Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

**LETTINGS & MANAGEMENT**  
157 High Street  
Epsom, Surrey KT19 8EW  
01372 726 666

The **PERSONAL**  
Agent

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



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