



Northcroft Road, Ewell

The **PERSONAL** Agent

Offers Over £600,000

Freehold

- Beautifully appointed 1930's House
- Ample driveway to front
- Traditional entrance hall
- Separate living room
- Stunning kitchen/dining/family room
- Island and Bi-fold doors to the rear garden
- Three well proportioned bedrooms
- Modern family bathroom
- Level landscaped rear garden
- Close to Hogsmill nature reserve, good schools and Ewell West train station.

A beautifully appointed and extended three bedroom house with private driveway and landscaped level rear garden directly backing allotments situated in a popular residential area close to Hogsmill Nature Reserve. Viewing Highly Recommended

This delightful property boasts modern and stylish living space with a separate living room with double glazed bay window to the front aspect, providing privacy to unwind after a long day.

A particular feature of this home is the stunning fully fitted kitchen with central island, complete with an open plan dining/family room with bi-folding doors to a secluded garden. Imagine preparing delicious meals while chatting with loved ones in this inviting space.

With three bedrooms and a modern and stylish family bathroom, this home offers comfort and convenience in equal measure.

Step outside through the bi-folding doors and you'll find yourself



in a level and secluded landscaped rear garden which backs directly onto a quiet allotment. A peaceful space Ideal for enjoying a morning coffee or hosting summer barbecues.

In addition to the garden, this property also offers a driveway providing ample parking space located to the front of the property.

Overall, this property on Northcroft Road is a true gem, offering a blend of modern amenities and classic charm. Don't miss the opportunity to make this house your home.

The picturesque Ewell Village is less than half 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 both Ewell East and West stations with their connections to London.

Alternatively 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

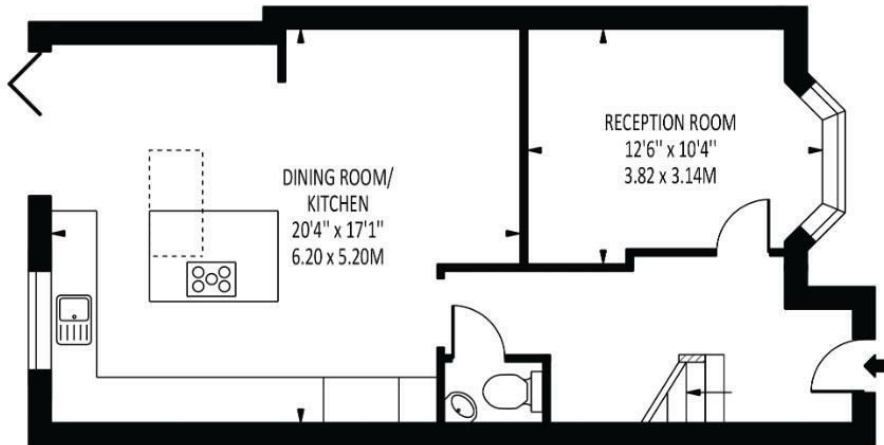




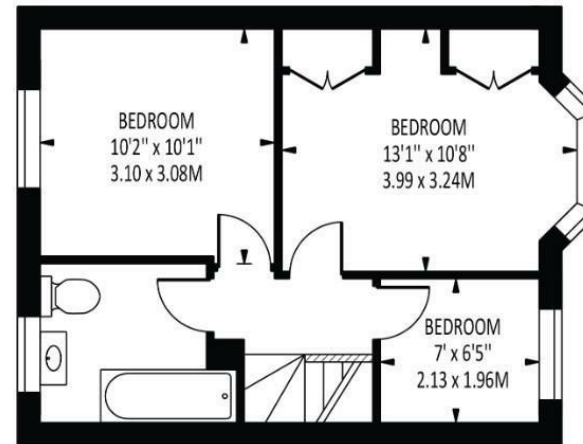
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Northcroft Road
Total Area: 937 SQ FT • 87.09 SQ M



GROUND FLOOR



FIRST FLOOR

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		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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