



Courtlands Drive, Ewell Court

The **PERSONAL** Agent

# Guide Price £725,000

## Freehold

- Set Within Minutes Walk Of Stoneleigh Broadway And Ewell Village
- Extended Family Home
- Stunning Condition Throughout With New Vaillant Boiler
- Four Well Proportioned Bedrooms
- Modern Family Bathroom And Ensuite to Master Bedroom
- Stunning Open Plan Kitchen, Lounge Dining Room
- Additional Formal Reception Room
- Landscaped And Private Rear Garden
- Off Street Parking For Two Cars With EV Charging Point
- Vendor Suited To End Of Chain Property

The Personal Agent are delighted to present to the market this beautifully spacious semi-detached family home, located on one of Ewell's most sought after roads. Perfectly positioned within walking distance of both Ewell Village and Stoneleigh Broadway, the property enjoys easy access to a wide range of local amenities as well as attractive green spaces closeby.

This beautifully proportioned home offers an impressive 1,592 sq ft of versatile living space across three floors, perfectly blending generous reception areas with well sized bedrooms.

The ground floor features a welcoming entrance hall leading to two bright and spacious reception rooms, ideal for both formal entertaining and family living. To the rear, the heart of the home is the expansive 20'6 x 17'3 kitchen/breakfast room, offering ample space for dining and direct access to the garden, creating a superb social hub.

On the first floor, there are three well appointed bedrooms



including a spacious 14'9 x 11'8 double bedroom and a further 13'3 x 11'6 bedroom, alongside a modern family bathroom. A smaller third bedroom offers excellent flexibility as a nursery, home office or study.

The second floor is dedicated to a large principal bedroom suite measuring 19'10 x 13'5, complete with en-suite facilities and useful eaves storage, providing a private retreat away from the main living areas.

This impressive home combines generous proportions with a practical layout, making it ideal for growing families or those seeking versatile accommodation with excellent entertaining space.

The property is situated within close proximity to Ewell Village, Bourne Hall Park and Medical Centre and Stoneleigh, Ewell West & Ewell East main line stations all offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy access to the A3 and M25 (Junction

10). Ewell Village has a variety of shops including a Sainsbury's Local. There are also a wide variety of cafés, restaurants and pubs available locally and The historic Nonsuch Park and Hogsmill Nature reserve are both located close by.

Ewell is a popular commuter village, located to the south west of London and offers a good mix of state and independent schools for all age groups and has resided in the past of catchment areas of both Glyn and Rosebery schools, as well as Epsom college.

Tenure - Freehold  
Council tax band: E

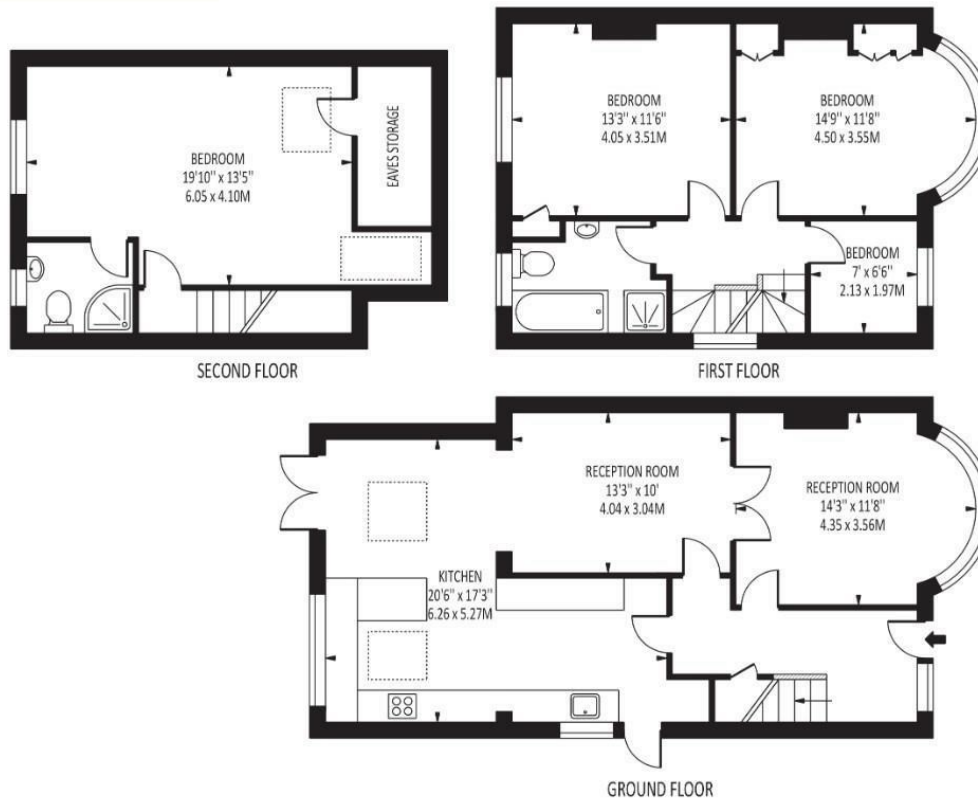




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## Courtlands Drive

Total Area: 1592 SQ FT • 147.90 SQ M  
(Including Eaves Storage)  
Eaves Storage Area : 45 SQ FT • 4.18 SQ M



SECOND FLOOR

FIRST FLOOR

GROUND 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) <b>A</b>                          |         | <b>83</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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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.

