



Ewell Park Way, Stoneleigh

The **PERSONAL** Agent

Guide Price £800,000

Freehold

- Beautifully extended family home
- Stunning open plan kitchen space
- Bi fold doors to garden
- Peaceful front living room
- Ground floor bedroom with ensuite
- Ideal home office options
- Three spacious upstairs bedrooms
- Modern family bathroom suite
- Sought after residential road
- Landscaped rear garden. No onward chain

A beautifully appointed four bedroom semi detached home featuring a stunning rear kitchen extension that opens onto a secluded landscaped garden with a detached summer house. Located in one of Stoneleigh's finest roads, just a short walk from the Broadway and Nonsuch Park.

The property is offered to the market with no onward chain, presenting a straight forward purchase and the opportunity to secure a stunning home in one of the area's most sought after locations.

Bathed in natural light and finished with an exceptional eye for detail, this beautifully appointed home offers an effortless blend of contemporary design and classic charm. The heart of the property is its stunning rear kitchen extension, an impressive, open-plan space that flows seamlessly onto a meticulously landscaped garden.

The ground floor has been thoughtfully designed with family life in mind, beginning with an enclosed entrance porch that opens into a welcoming hallway giving access to all rooms. To the front, a beautifully presented living room offers a calm, cosy retreat, the perfect place to unwind while the rest of the home buzzes with activity. A versatile ground floor bedroom with its own en suite provides valuable flexibility for modern families, doubling effortlessly as a private home office, playroom or guest suite.



The rear of the property is where this home truly comes into its own. The show stopping kitchen extension has been created as a social heart of the house, centred around a generous island where family and friends naturally gather. With dedicated zones for cooking, dining and relaxing, this open plan space is ideal for everyday living as well as special occasions. This expansive area enjoys uninterrupted views of the garden, and wide bi fold doors blur the line between indoors and out, perfect for children to play freely and for hosting summer get togethers.

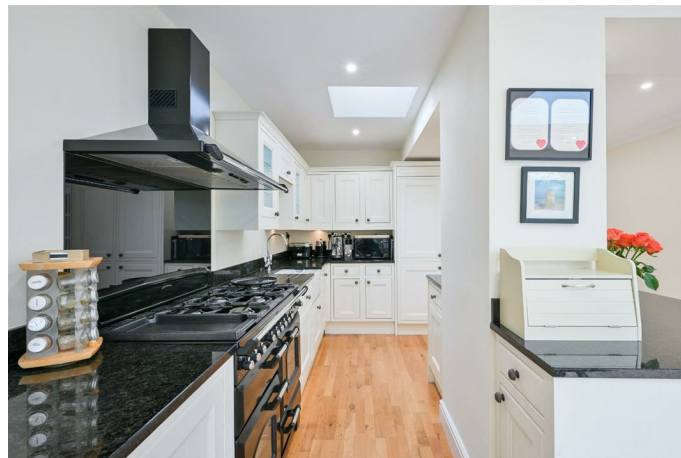
Upstairs, the home continues to impress with three generously proportioned bedrooms, each offering comfortable family living and plenty of space for children to grow. A modern, beautifully finished family bathroom serves this floor, combining style with practicality for busy mornings and relaxed evenings alike. For those looking to future-proof their move, the loft provides excellent potential for further expansion, offering the opportunity to create additional bedrooms or a luxurious master suite in the years ahead.

Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Epsom with its range of shops, restaurants, sports facilities, mainline railway station and theatre, as well as the Epsom Downs Racecourse which hosts the world renowned Derby Day is close by. Kingston offering a more comprehensive range of shops is also a short drive away.

Tenure - Freehold
Council tax band - E



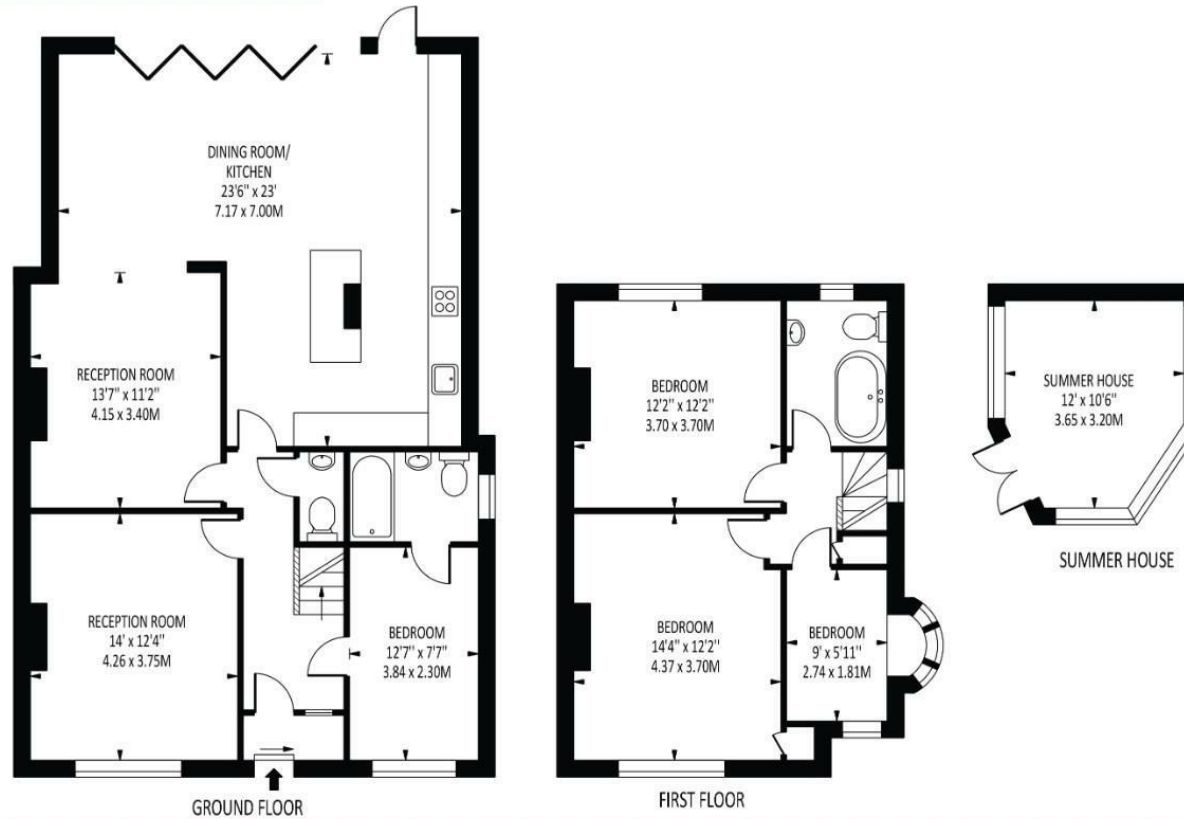


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Ewell Park Way

Total Area: 1634 SQ FT • 151.78 SQ M
(Including Summer House)
Summer House Area : 114 SQ FT • 10.57 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		85
(69-80) C	74	
(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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