



Bradford Drive, Ewell Court

The **PERSONAL** Agent

Guide Price £775,000

Freehold

- Attractive and Stylish Four Bedroom Semi
- Enclosed Entrance Porch
- Hallway and D/s Cloakroom
- Spacious Kitchen/Breakfast Room
- Separate Lounge With Bay Window
- Dining/Family Room With Bifold Doors
- Three First Floor Bedrooms
- Modern Family Bathroom
- Master Bedroom With Ensuite
- Landscaped Rear Garden, Driveway and Attached Garage

A well appointed four bedroom semi detached house with driveway and attached garage and well established level rear garden situated in the popular residential area of Ewell Court. Viewing Highly Recommended.

This delightful home boasts a spacious layout perfect for a growing family with a bright living room, four bedrooms and two bathrooms spread across 1,583 sq ft there is ample space for everyone to enjoy.

You enter the home via an enclosed entrance porch with door to the hallway and a handy downstairs cloakroom. You are then greeted by a fully fitted kitchen/breakfast room with access to the garden and integral garage and there is a separate lounge and dining/family room with bifold doors to the garden, creating a warm and inviting atmosphere for entertaining guests or simply relaxing with loved ones.

The first floor is home to three well-appointed bedrooms,



complemented by a spacious family bathroom, ensuring comfort and convenience for all residents.

The loft has been skilfully converted to provide a master bedroom with ample eaves storage space serviced by a modern shower room.

Outside, the well established rear garden is a true gem, featuring a paved patio with raised flower beds leading to level lawn with a further patio and handy storage shed and useful greenhouse - perfect for enjoying the outdoors in style and providing practical storage.

Not to be overlooked is the paved driveway with EV charging point leading to an attached garage providing both security and convenience and the perfect space for a DIY enthusiast with water and appliance connections.

This property truly offers a blend of modern living with outdoor tranquillity, making it a must-see for those seeking a harmonious lifestyle.

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 Glyn and Epsom college.

Tenure - Freehold
Council tax band - E



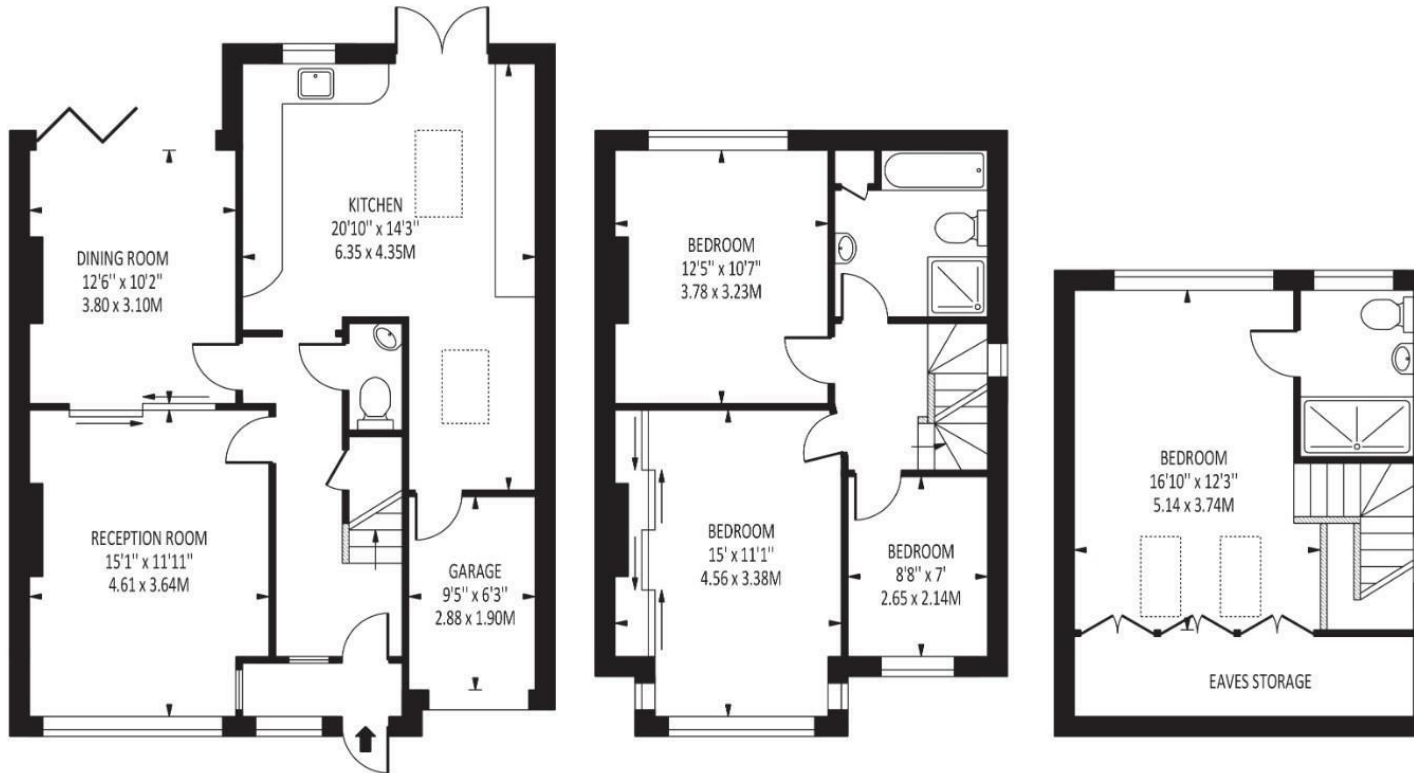


The **PERSONAL** Agent



Bradford Drive

Total Area: 1583 SQ FT • 147.06 SQ M
(Including Eaves Storage & Garage)
Garage Area : 59 SQ FT • 5.47 SQ M
Eaves Storage Area : 66 SQ FT • 6.12 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
(81-91) B		
(69-80) C	69	
(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 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.



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.

