



Jasmin Road, West Ewell

The **PERSONAL** Agent



# £550,000

## Freehold

- Detached House
- Three Bedrooms
- Dressing Room
- 20ft Lounge
- 14ft Dining Room
- Garage & Driveway
- Walk to Shops, Schools & Bus Routes
- Cul de Sac Location



The Personal Agent are excited to offer to the market this spacious three bedroom family home, situated in a sought after Cul de sac in West Ewell.

The property offers a 20ft lounge / dining room which is semi open plan to the kitchen, and a 14ft dining room with double doors to the garden.

Upstairs are three generously proportioned bedrooms, with the Master bedroom being accessed by a fourth room which could be utilised

as either a dressing room, study or cot room.

A driveway to the front leads to an attached garage, while to the rear is a South / West facing garden.

Early viewing essential. Sole agents.

In the heart of nearby Ewell Village lies The Spring and The Hogsmill River leading up to the nature reserve which links West Ewell. There are a range of popular local schools and of course Chessington North, Ewell East and Ewell West

stations with their connections to London that are are within a short distance away.

Nearby Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. 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 international airports.

Tenure - Freehold  
Council tax band - E







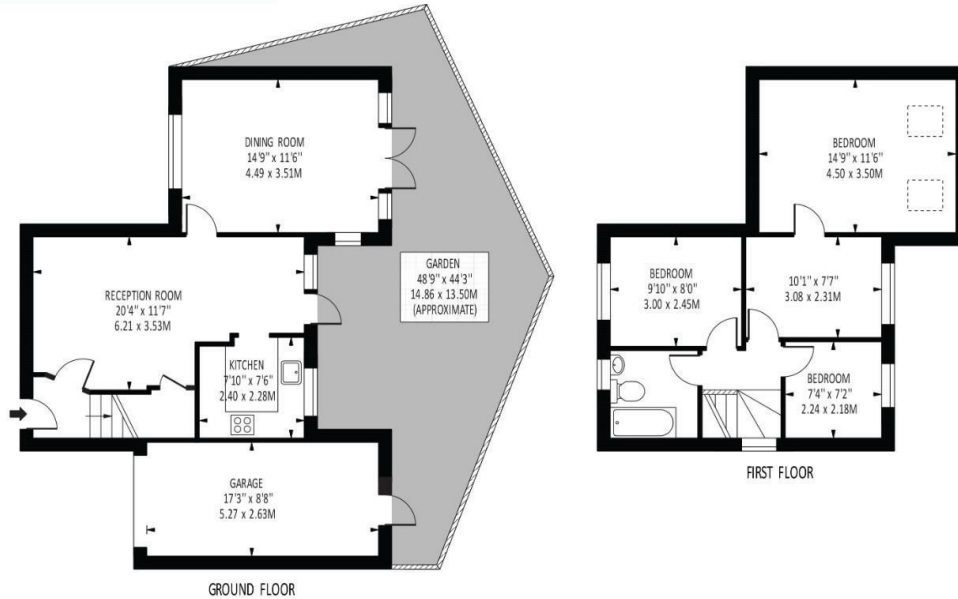


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### Jasmin Road

House Area: 959 SQ FT • 89.10 SQ M  
Garage Area: 149 SQ FT • 13.86 SQ M  
Total Area: 1108 SQ FT • 102.96 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) <b>A</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		
	63	77
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.



