



Poole Road, Ewell

The **PERSONAL** Agent

Guide Price £550,000

Freehold

- Stunning condition throughout
- Beautifully presented three bedroom family home
- Impressive 16ft open plan kitchen/breakfast room
- Spacious and bright reception room
- Ground floor cloakroom
- Three well proportioned bedrooms
- Contemporary family shower room
- Detached garden office/studio
- Approximately 1,047 sq. ft. of accommodation
- Viewing by appointment

The Personal Agent are delighted to welcome to the market this stunning home situated in a popular residential location, this beautifully presented three bedroom family home is offered to the market in stunning condition throughout. Having been lovingly maintained and tastefully updated by the current owners, the property offers stylish and versatile accommodation, perfectly suited to modern living.

The ground floor is centred around a spacious front reception room, providing a warm and inviting space to relax and entertain. To the rear, the impressive open-plan kitchen/breakfast room spans over 16ft and has been thoughtfully designed with an excellent range of worktop and cupboard space, alongside ample room for dining and socialising. Bi folding doors open directly onto the rear garden, creating a wonderful flow between the indoor and outdoor living spaces. A convenient downstairs cloakroom completes the ground floor accommodation.



Upstairs, the property offers two generous double bedrooms along with a well proportioned third bedroom, all beautifully presented and served by a contemporary family shower room.

A particular highlight of the property is the detached garden office, offering an excellent additional workspace, studio, gym or treatment room. Separate from the main house, it provides a quiet and private environment, ideal for today's flexible lifestyles.

Offering approximately 1,050 sq. ft. of accommodation (including the detached office), this exceptional home combines stylish interiors with practical living space and is ready for its next owners to move straight into without the need for any immediate work.

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



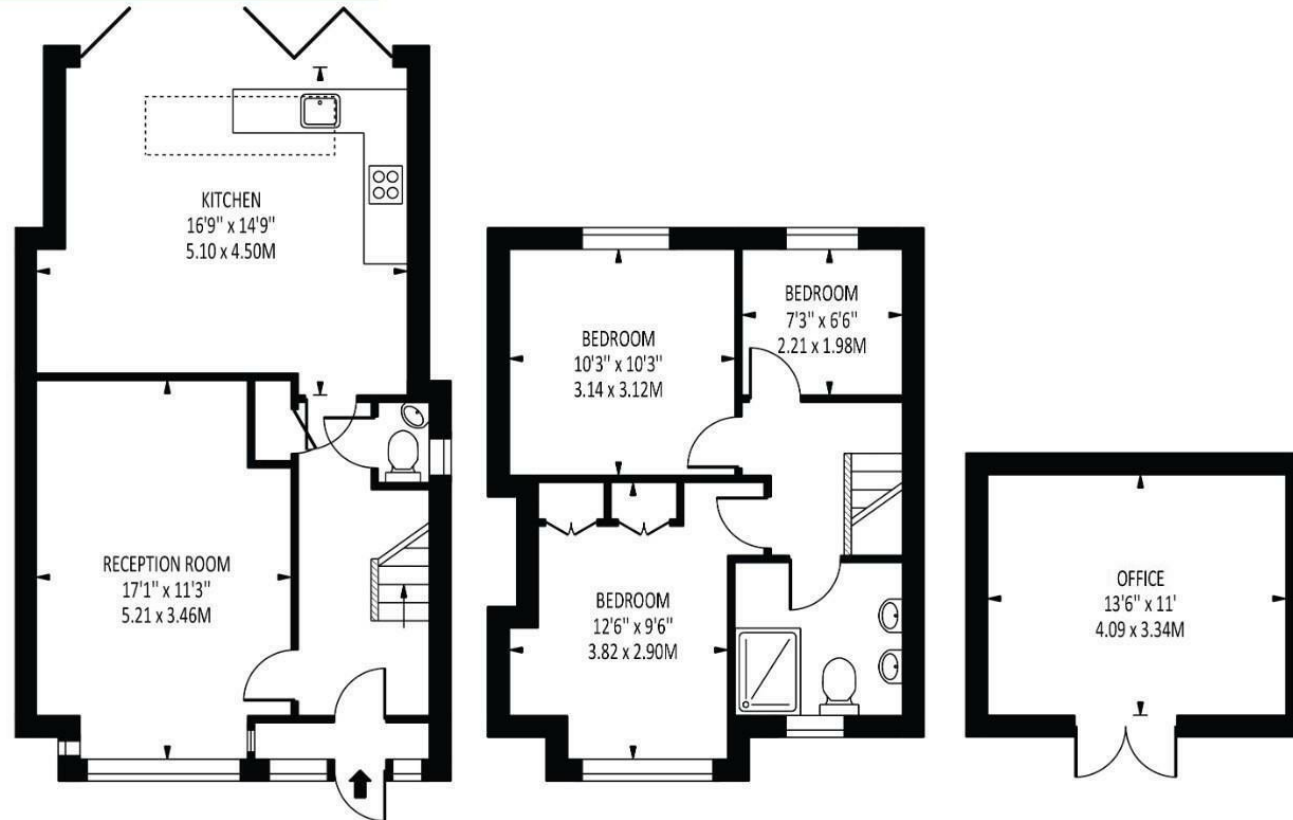


The **PERSONAL** Agent



Poole Road

Total Area: 1047 SQ FT • 97.26 SQ M
(Including Office 2)
Office Area : 147 SQ FT • 13.66 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		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(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 & KINGSWOOD 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 Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

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.

