



Kingston Road, Ewell

The **PERSONAL** Agent



# £475,000

## Freehold

- Period Cottage
- Two Double Bedrooms
- Upstairs Bathroom
- Two Reception Rooms
- Spacious Sun Room
- Downstairs W/C & Utility Space
- Detached Garage & Driveway
- South West Facing Garden



Situated on the outskirts of Ewell Village, within walking distance of Ewell West and Stoneleigh railway stations is this charming, two double bedroom Period cottage.

The property offers two spacious reception rooms including the lounge with bay window and fireplace, and the dining room with doors to a 13ft double glazed sun room, and the kitchen.

Upstairs are two double bedrooms and a large family bathroom.

The mature rear garden is well kept and stunning in the evening with up lit shrubbery. Towards the end of the garden is a large detached garage, beyond which is off street parking for one car, accessed via a rear service road.

This property is just a short walk from main bus routes into Epsom, Surbiton, Kingston & surrounding areas.

Agent's note: The property offers fantastic potential for further extension into the loft, subject to the usual planning conditions.

Early viewing highly recommended to avoid disappointment. Sole agents.

Situated on the outskirts of Ewell Village, within walking distance of Ewell West and Stoneleigh railway stations is this charming, two double bedroom Edwardian cottage.

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Upstairs are two double bedrooms and a large family bathroom.

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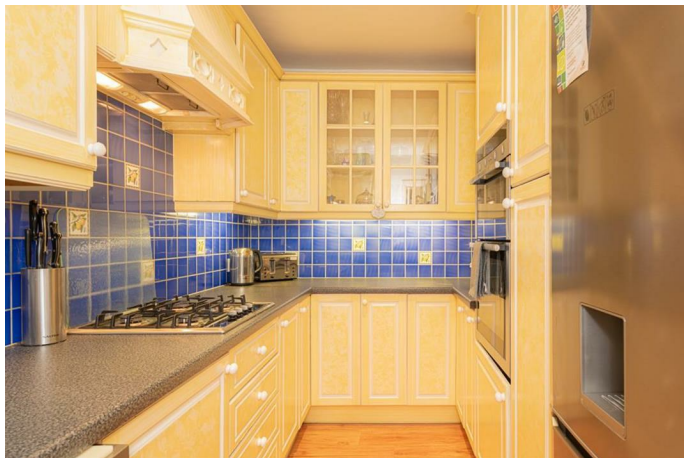
Ewell Village offers a variety of shops, restaurants, cafés and pubs. The

Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres. 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.

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 the open spaces of Epsom Downs, the home of The Derby and Nork Park. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

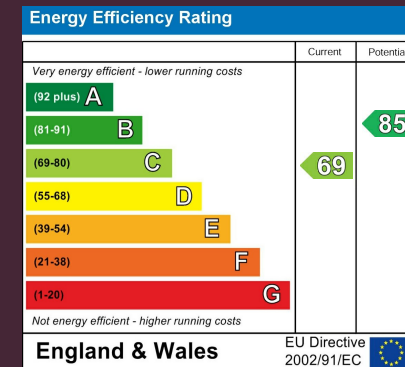
Tenure - Freehold  
Council tax band - D











**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 333699

**LETTINGS & MANAGEMENT**  
163 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
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