



Ewell Park Way, Stoneleigh

The **PERSONAL** Agent

£730,000

Freehold

- Semi-Detached Home
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- Seperate Living/Family Area
- Downstairs W/C
- Integral Garage
- 109ft Rear Garden
- Short Walk to Shops, Schools & Station
- Stones' Throw From Nonsuch Park
- Sought After Road



The Personal Agent are pleased to present to the market this three bedroom semi-detached home, situated in one of Stoneleigh's most sought after tree lined Roads, within walking distance of local schools, shops and Stoneleigh railway station.

The property comprises an entrance porch leading into the hallway with access to understairs storage and doors to; 12ft formal dining room which is open plan to the lounge and has sliding doors opening to the kitchen/dining room which creates an amazing entertaining space, front aspect living room with bay window. 25ft rear aspect kitchen/breakfast/family room, with patio doors opening to the rear garden, door to the downstairs W/C, the kitchen comprises a range of modern eye and base level units, including

larder style cupboards, integral hob and eye level oven.

On the first floor there are two double bedrooms both with built-in wardrobes, family bathroom with both a bath and walk-in shower, there is the added bonus of space under the stairs/landing area which is currently utilised as an office area.

On the second floor there is a further double bedroom with built-in wardrobes, access to eaves storage and a wash hand basin.

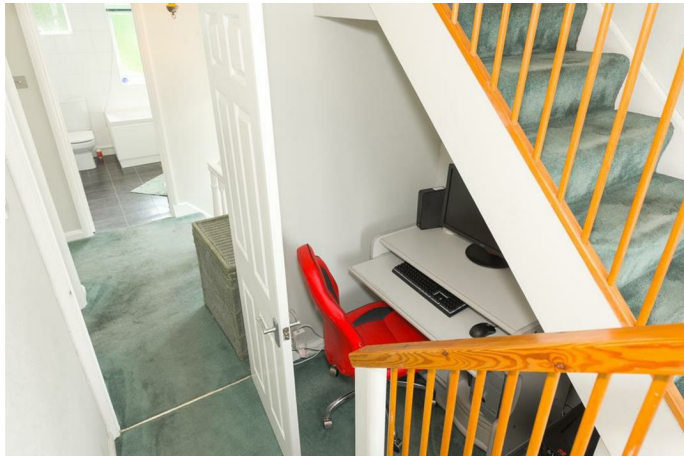
Outside to the front there is a driveway offering off street parking, leading to the integral garage. The rear garden measures approximately 109ft, with decked terrace across across the rear of the property,

the remainder of the garden is laid to lawn with mature planting.

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.

Tenure: Freehold.







| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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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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.

