



Iris Road,

The **PERSONAL** Agent

Offers In Excess Of £550,000 Freehold

- Deceptively Spacious Family Home
- Driveway and Attached Garage
- Entrance Hall and D/s Cloakroom
- Separate Lounge
- Dining/Family Room
- Fully Fitted Kitchen
- Family Bathroom
- Three Well Proportioned Bedrooms
- Landscaped Rear Garden with Heated Pool
- Detached Summer House With Garden Storage Room

A deceptively spacious three bedroom semi detached family home featuring a driveway, garage, and a beautifully landscaped level rear garden. The garden includes a heated swimming pool and a fully equipped detached summer house that doubles perfectly as a home office.

This unique home provides adaptable living space perfectly suited to contemporary lifestyles. To the front sits a separate, well proportioned living room, while the central dining/family room flows effortlessly into the fully fitted kitchen. The ground floor also includes a convenient downstairs cloakroom and a well appointed family bathroom, adding valuable practicality for busy households and visiting guests.

To the rear, a generous extension with its own



independent entrance offers superb flexibility, ideal for multi generational living, a home office suite, or an additional reception area and enjoys direct access to the secluded rear garden.

This thoughtful layout creates additional space for three good sized bedrooms, all located on the first floor.

The garden is a standout feature, offering a level lawn, a patio terrace seating area perfect for outdoor dining, and access to a detached garage/workshop equipped with power and lighting. The heated swimming pool provides year round enjoyment, creating a private leisure space rarely found in homes of this type.

Completing the garden is a detached summer house,

ideal as a home office, playroom, or relaxation space away from the main house. It also benefits from an attached storage area, perfect for keeping garden furniture and outdoor equipment neatly tucked away.

The property is situated within close proximity of Ewell Village, Bourne Hall Park and Medical Centre and train stations including Tolworth, Chessington North, Ewell West & Ewell East main line stations offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy access to the A3 & M25 (Junction 9). Ewell Village has a variety of shops including Sainsburys Local there is also a wide variety of cafés, restaurants and pubs available locally.

Tenure: Freehold
Council Tax Band: D

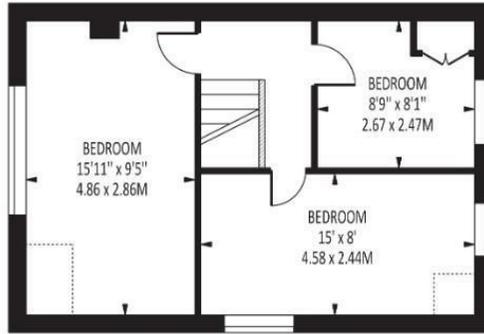




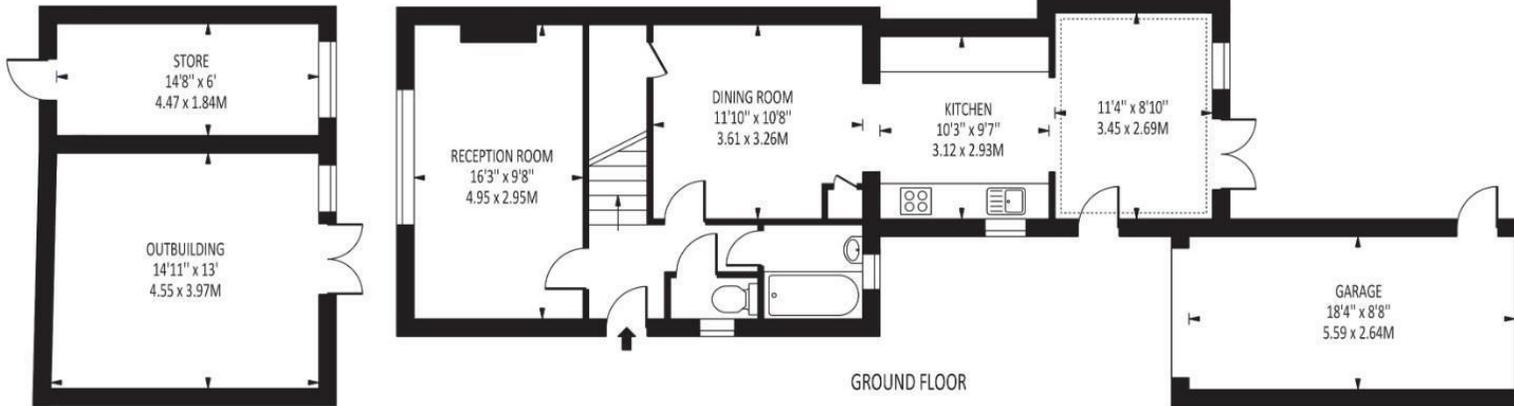


Iris Road

Total Area: 1500 SQ FT • 139.31 SQ M
 (Including Restricted Height Area, Garage, Store & Outbuilding)
 Restricted Height Area : 16 SQ FT • 1.45 SQ M
 Garage Area : 159 SQ FT • 14.76 SQ M
 Store Area : 88 SQ FT • 8.22 SQ M
 Outbuilding Area : 196 SQ FT • 18.20 SQ M



FIRST FLOOR



GROUND FLOOR

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	

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.

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
 01738 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.



