



Welbeck Close, Ewell Village

The **PERSONAL** Agent

Guide Price £325,000

Leasehold

- Beautifully Presented First Floor Maisonette
- Private Covered Front Entrance
- Entrance Lobby
- Spacious Lounge/Dining Room
- Fully Fitted Kitchen
- Two Well Proportioned Bedrooms
- Bathroom
- Double Glazing and Gas Central Heating
- Private Fully Enclosed Garden
- 128 Year Lease and No Onward Chain.

A beautifully presented two bedroom, first floor purpose built maisonette, ideally located within a small close, just a short distance from Ewell Village and Stoneleigh Broadway. Offered to the market with a 128 year lease and No Onward Chain .

Homes of this style are renowned for their exceptional proportions, often exceeding the size of many modern alternatives, making them an ideal choice for buyers seeking to bridge the gap between an apartment and a traditional house.

Whether you are searching for your first home, looking to downsize, or seeking a strong rental investment, this versatile and well-presented maisonette truly ticks all the boxes. Conveniently positioned close to local amenities, shops, and excellent transport links, the property combines comfortable living with a highly desirable and well connected location.

The accommodation comprises a covered private entrance leading into a welcoming entrance lobby. This provides access to a generously sized lounge/dining room, which features a convenient opening through to a modern, fully fitted kitchen, creating an ideal space for both everyday living and entertaining.



The bedrooms are both well proportioned, offering comfortable and versatile living space, while the bathroom has been tastefully fitted with a matching suite, providing a relaxing environment for rest and rejuvenation.

Externally, the property benefits from a private, fully enclosed garden, complete with a paved seating area and a useful storage shed. perfect for bikes and garden furniture.

This attractive home further benefits from a long lease and is offered to the market with no onward chain, making it a superb opportunity for a wide range of buyers.

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 within catchment including the Ofsted Outstanding Glyn and of course both Ewell East and West stations with their connections to Waterloo and London Bridge.

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- Leasehold
Length of lease (years remaining) - 128
Annual ground rent amount (£) - £100.00
Annual service charge amount (£) - N/A
Council tax band - C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

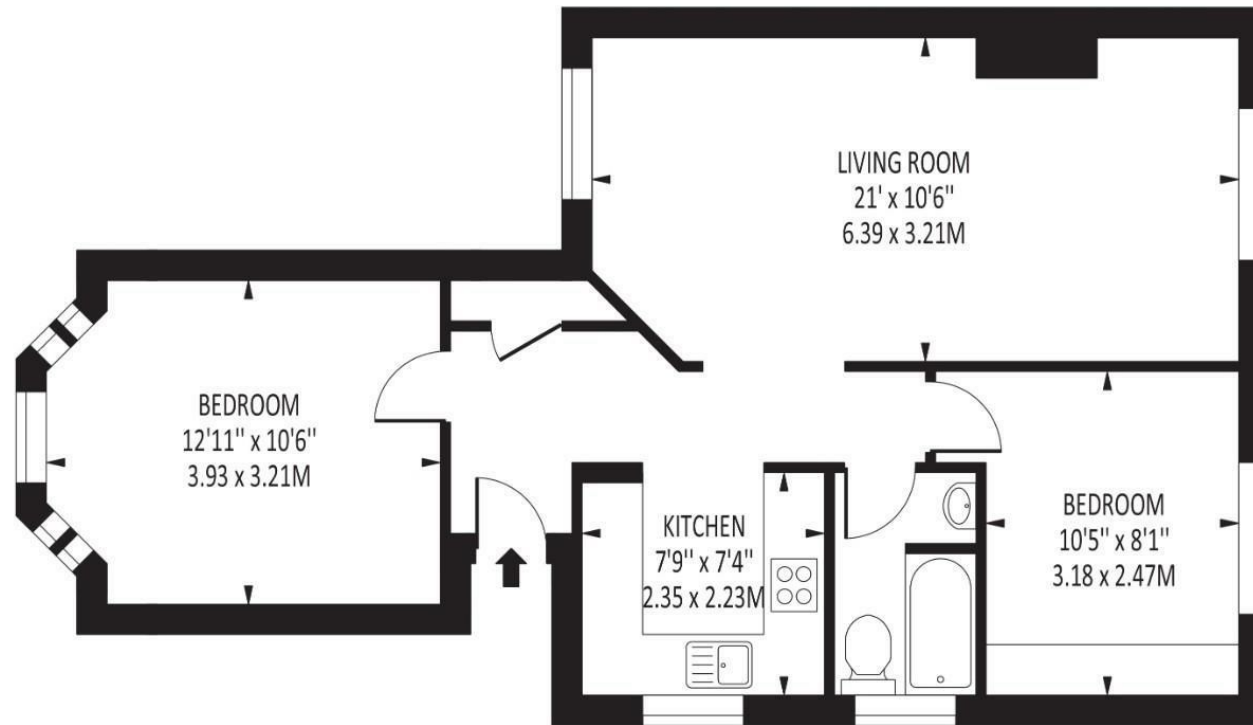




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Total Area: 616 SQ FT • 57.21 SQ M



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		
(81-91) B		
(69-80) C	76	76
(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.

