

£585,000

Freehold

- Semi-Detached
- Three/Four Bedrooms
- Downstairs Shower Room
- Upstairs Family Bathroom
- Flexible Accommodation
- Walk To Ewell Village & Station
- Stones' Throw From Hogsmill Nature Reserve

The Personal Agent are pleased to present this three/four bedroom semi-detached family home. having been carefully extended to offer spacious and flexible living accommodation. Located in a highly desirable road backing the Hogsmill Nature Reserve an within easy walking distance of Ewell West Station and Shops.

The property would suit families and commuters alike, with great schools close by and being within walking distance of a mainline Railway Station (Zone 6) with direct links to London.

The property comprises an entrance hall with access to understairs storage and doors to; through lounge/diner with a front aspect bay window and a



feature fireplace, from the dining area it is open plan to the conservatory which overlooks and opens onto the rear garden with two electric heaters, a door to the downstairs shower room and access to the kitchen. The kitchen comprises a range of eye and base level cupboards and drawers, integral dishwasher, space for a Range oven and further utilities. A downstairs bedroom/additional reception room completes the ground floor.

On the first floor there are three bedrooms, two doubles both with built-in storage and a single, all served by the family bathroom.

Outside to the front there is a driveway for two cars and a lawned area enclosed by a low brick wall and

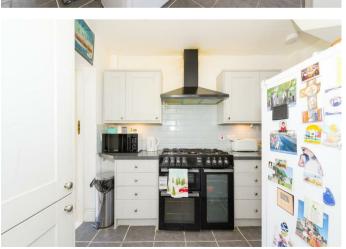
mature planting. The rear garden measures approximately 58ft with decked and paved terraces to the rear of the property, ideal for al fresco dining, the remainder of the garden is laid to lawn with mature shrub planting, a summer house at the rear of the garden, along with a gate on the rear fence offering courtesy access to the rear.

The location is equally convenient for Ewell Village offering a wide range of facilities including shops, bars and restaurants & close to popular schools including St Clements Catholic Primary & Ewell Grove Infant. There are excellent transport links at Ewell West (Zone 6) railway station which provides regular trains to London Waterloo & London Bridge.

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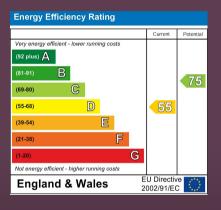












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