



Northcroft Road, West Ewell

The **PERSONAL** Agent

£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.

Freehold







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		55	
(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.

