



Ernest Cottages, Kingston Road, Ewell Village

The **PERSONAL** Agent

Price Guide £400,000

Freehold

- Charming Period Cottage
- Pretty Courtyard Setting
- Centrally Located in Ewell Village
- Living Room
- Kitchen/Diner
- Separate Utility Room
- Modern Bathroom
- Three Bedrooms
- Private Lawned Rear Garden
- No Onward Chain

A rare opportunity to purchase a terrace, three bedroom Victorian cottage steeped in History and set within private gardens tucked away near the centre of Ewell Village.

The property has retained many of its period features whilst enhancing it for modern tastes with an open plan kitchen/dining room to the rear with original floorboards stretching through to the charming lounge.

The lounge itself features an exposed brick chimney with fire display recess and there is an



original sash window and door to the front which leads to lawned garden.

A practical entrance lobby, separate utility room and a modern family bathroom completes the ground floor accommodation.

Upstairs are three generously proportioned bedrooms including a double bedroom in the loft space with views to the front and rear aspects.

A private courtyard garden looks out across the pretty, private gardens in which this short terrace of cottages sits and there is handy wooden timber shed which belong to the property.

A short walk into the village and the mainline station of Ewell West taking you to London Waterloo within 35 minutes. This hidden away little gem is up a leafy pathway opening out onto a secluded green. Away from the sounds of traffic, it feels like small community, country village life as it used to be. If you want something special and different, this artisan living is a delight and a must view for its uniqueness.

Tenure: Freehold.

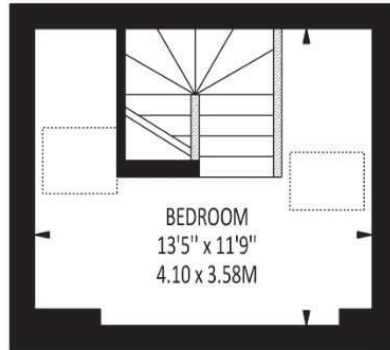




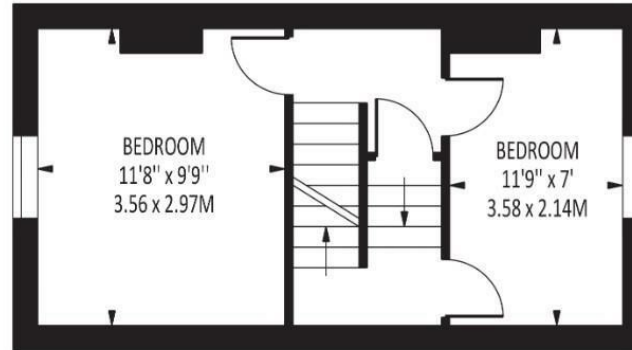
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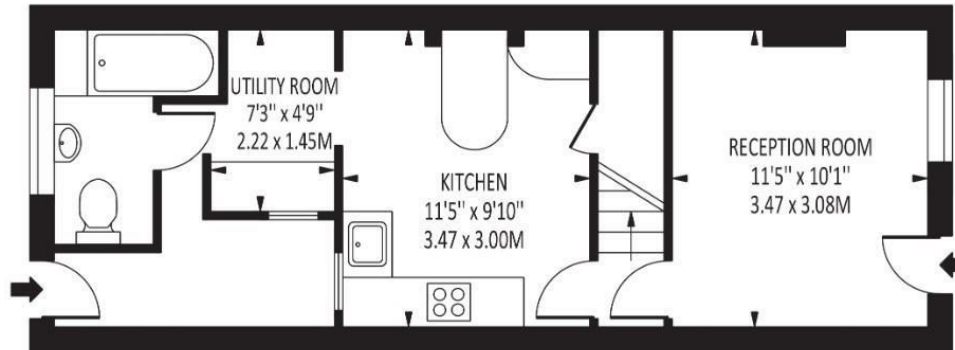
Total Area: 842 SQ FT • 78.24 SQ M



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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