



Castle Avenue, East Ewell

The **PERSONAL** Agent

Offers In Excess Of £800,000 Freehold

- Elegant Art Deco residence
- 2,100 sq ft accommodation
- Graceful entrance hall
- Two spacious reception rooms
- Tasteful kitchen/breakfast room
- Three first floor double bedrooms
- Two family sized bathrooms
- Impressive loft retreat
- Beautifully maintained mature gardens
- Driveway and integral garage/workshop

Set within the leafy tranquillity of the prestigious Nonsuch Estate, this elegant Art Deco period residence immediately captivates with its timeless architecture and beautifully balanced proportions. Offering an impressive 2,100 sq ft of living space arranged over three floors, the home sits gracefully within meticulously maintained gardens that frame it with colour, privacy and a sense of calm.

From the moment you approach this beautiful home, its original Art Deco heritage makes an immediate impression. The façade hints at the charm within, and stepping through the front door you are welcomed by a grand, light filled entrance hall where the original staircase creates a striking first impression. It is a space that instantly conveys the warmth, character and generosity of scale that define this residence.

The ground floor unfolds through wonderfully proportioned reception rooms. To the rear, the sitting room feels calm and serene, framed by picture perfect views across the garden and offering direct access to the sun terrace. A feature fireplace anchors the room, adding a sense of timeless comfort.

The formal dining room, bathed in natural light from its elegant bay window, provides the perfect setting for gatherings with family and friends. This leads seamlessly into the beautifully appointed kitchen, where classic styling meets



practical design. An adjoining breakfast room offers a relaxed space with doors opening onto the terrace, ideal for al fresco dining and summer entertaining.

Upstairs, the generous sense of space continues. A broad landing leads to three double bedrooms, each with its own charm, with the principal bedroom enjoying a private terrace balcony overlooking the rear garden. Two spacious family bathrooms complete this level. Rising again, the returning staircase reveals an impressive loft room bathed in natural light from skylight windows. With walk-in eaves storage and a peaceful, elevated outlook, it offers a superb retreat for guests, teenagers or those seeking a quiet workspace, with clear potential for further enhancement if desired.

The garden is a true sanctuary. Fully enclosed and beautifully maintained, it offers a tapestry of colour, texture and tranquillity, an inspiring haven for keen gardeners and a delightful backdrop for outdoor living. A further terrace to the rear, along with discreet storage and mature boundaries, ensures both practicality and privacy.

Perfectly positioned for families, the property lies within easy reach of Nonsuch High School, Ewell Castle and Rosebery School, while Ewell East Station is just a short stroll away, making this an exceptional setting for both lifestyle and convenience.

The highly desirable nearby Ewell Village has a rich background dating back to the Bronze age and at the end of the middle ages King Henry VIII established Nonsuch Palace (now Nonsuch Park) in 1538.

Popular Cheam Village is within close proximity with its excellent selection of shops and restaurants. There is a fantastic range of popular local schools and of course access to Ewell East station which links to London Victoria & London Bridge taking approximately 40 minutes & Ewell West station providing easy access to London Waterloo via Wimbledon which typically takes approximately 30 minutes.

Early viewing highly recommended. Sole agent.

Tenure - Freehold
Council tax band - F



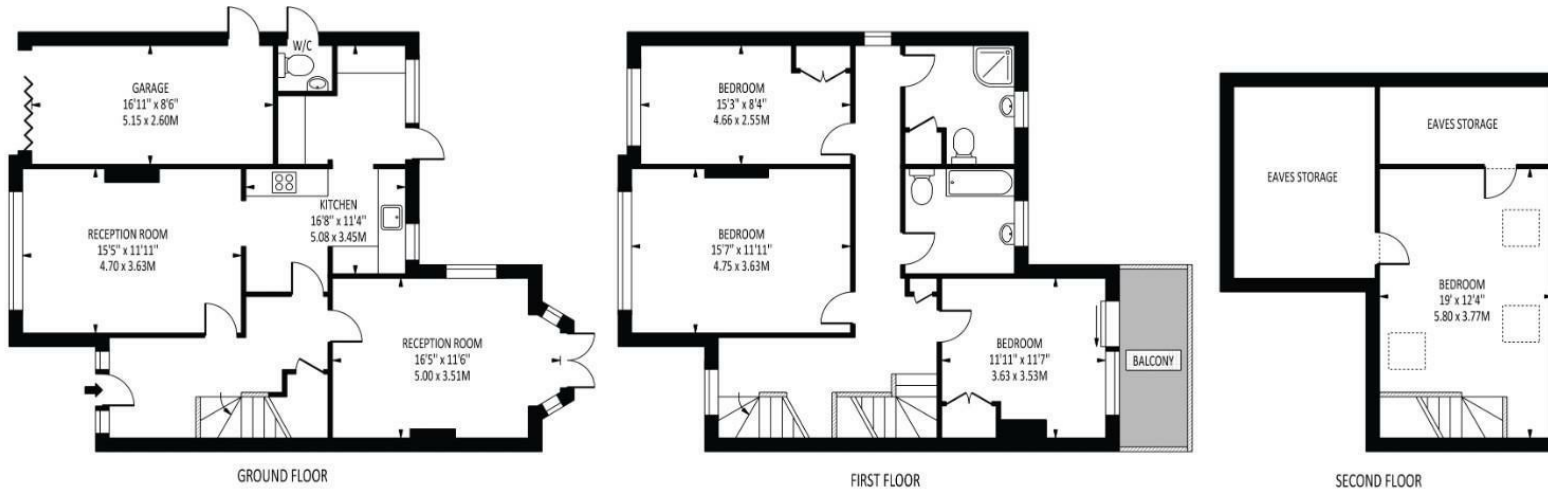


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Total Area: 2100 SQ FT • 195.06 SQ M
(Including Eaves Storage, Restricted Height Area, Garage & W/C)
Eaves Storage, Restricted Height Area : 218 SQ FT • 20.28 SQ M
Garage Area : 144 SQ FT • 13.39 SQ M



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		83
(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

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