



Chessington Road, Ewell

The **PERSONAL** Agent

£775,000

Freehold

- Five Bedrooms
- Detached House
- Three Reception Rooms
- Two Kitchen / Breakfast Rooms
- Two Bathrooms
- Conservatory
- 79ft Garden
- Opposite Horton Country Park



A rare opportunity to buy a five bedroom detached family home which currently has living accommodation split into a spacious three bedroom home and next to it a two bedroom 'house', or 'super annex'.

The main three bedroom home has two large reception rooms and a 15ft modern kitchen, while upstairs are two double bedrooms, one single bedroom and the family bathroom.

'Next door' is a largely separate part of the house which comprises a spacious lounge, a kitchen / breakfast room and a downstairs W/C, while upstairs

are two double bedrooms and a further family bathroom.

Both sides of the house have shared access to a conservatory which spans the width of the property, giving easy access between each side.

The property was one complete family home previously and could be converted back if desired.

Early viewing encouraged to avoid disappointment.
Sole agents.

The property is situated within a mile of Ewell Village

which 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 and of course both Ewell East and West stations with their connections to London. For those wanting to enjoy outside activities, the property is close to Horton Country Park with its hundreds of acres of woodland and bridle paths and also close to the Hogsmill Nature Reserve.

Tenure: Freehold.





Cheshington Road, West Ewell

Total Area: 195.7 m² / 2107 ft² (excluding garden)

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| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (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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