Ewell Park Way, Stoneleigh

The PERSONAL Agent

Offers In Excess Of £600,000

Freehold

- Luxury New Build 3 Bedroom Semi-Detached House
- Joule Module Air E Heating & Ventilation System
- Ground Floor Shower Room
- Solar Panels
- 10 Year Warranty
- Alarmed
- EPC Rating B
- Close to Stoneleigh & Ewell Village Amenities
- No Onward Chain

The Personal Agent are delighted to welcome to the market this stunning modern three bedroom semi detached home set on one of Stoneleigh's most desirable road minutes form both Stoneleigh Broadway and Train Station.

The property itself boasts a bright and spacious lounge dining room which flows through into a modern kitchen with a separate utility room. While back round to the hallway there is access to a downstairs shower room.

To the first floor there are three bedrooms and a modern family bathroom with access to a loft ideal for storage storage. To the rear of the property there is a landscaped and private garden.

This highly energy efficient home is equipped with a Joule Module Air E exhaust air heat pump and Mechanical Heat Recovery Ventilation (MHRV) system. It reuses warm air from everyday household activities to heat both the property and water, delivering exceptional energy performance (up to 475% heating efficiency). The system runs automatically with built-in filters to reduce dust and pollution, while a central manifold system keeps all pipework accessible and maintenance friendly. Benefits include lower utility bills, no condensation or mould, and a consistently warm, draught-free home.

Additional features include four roof-mounted solar panels with app control, a 7kW EV charger in the porch, and ultra-fast Full Fibre to the Premises (FTTP) broadband. The kitchen boasts fingerprint-resistant Italian-finished cabinetry and premium Vado brassware. A remote controlled extractor works alongside the MHRV system for clean air, and a Texecom smart alarm system allows for remote monitoring, ideal for peace of mind while away.

Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Epsom with its range of shops, restaurants, sports facilities, mainline railway station and theatre, as well as the Epsom Downs Racecourse which hosts the world renowned Derby Day is close by. Kingston offering a more comprehensive range of shops is also a short drive away.

Tenure - Freehold
Council tax band - E

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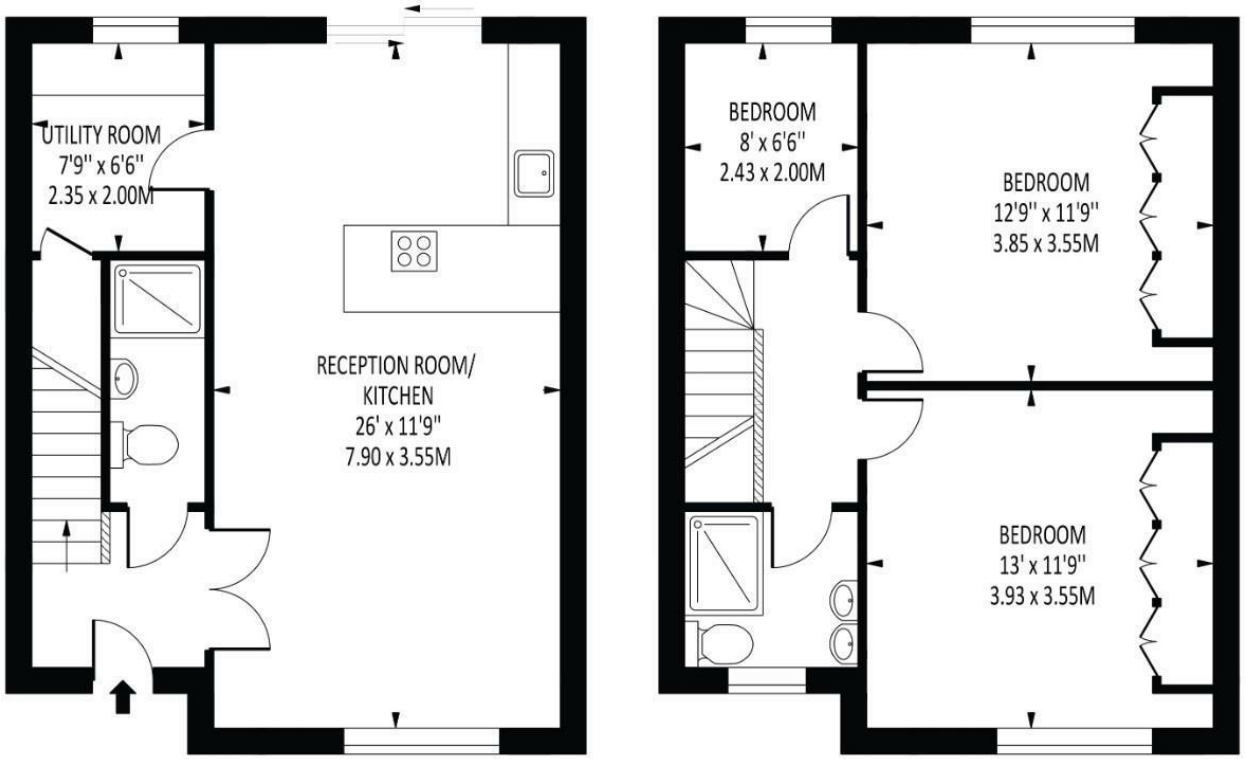
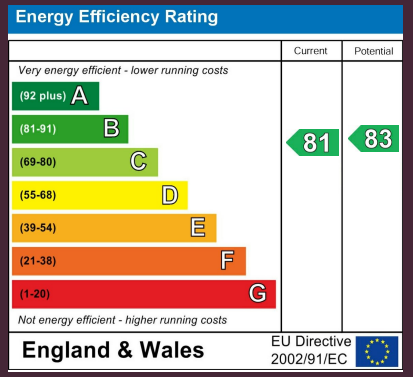
Ewell Park Way

Total Area: 1006 SQ FT • 93.44 SQ M





Disclaimer: For Illustration Purposes only
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Any intending purchaser or lessee should satisfy themselves by inpspection, 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.

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