



Percival Way, Ewell

The **PERSONAL** Agent

# Guide Price £575,000

## Freehold

- Offered to the market chain free
- Extended semi detached bungalow
- Three well proportioned bedrooms
- Fitted kitchen and modern shower room
- Bright and spacious reception room
- Off street parking for two cars
- Landscaped and private rear garden
- Detached garage
- Potential to extend further STPP
- Viewing by appointment

The Personal Agent are delighted to welcome to the market this chain free semi detached bungalow, ideally situated within a quiet cul de sac and conveniently located close to a number of local amenities.

The property offers a flexible and versatile layout, currently arranged to provide three bedrooms, while also offering excellent potential for further extension and enhancement, subject to the necessary planning permissions. This is a fantastic opportunity for buyers looking to create their ideal home in a desirable and peaceful location.

A well-proportioned three bedroom family home situated in a popular residential location in Epsom, offering approximately 935 sq ft of accommodation, together with a separate garage.

The property is presented in good overall condition but would benefit from some modernisation, providing an excellent opportunity for a buyer to update and personalise the home to



their own taste. The ground floor offers a welcoming entrance hall leading to a generous front aspect bedroom with attractive bay window, alongside two further bedrooms and a family bathroom.

To the rear, the property benefits from a spacious sitting room and separate dining room, providing excellent reception space for both family living and entertaining. The kitchen is positioned to the side and offers access to the rear of the property.

Externally, the property benefits from a separate garage, while there is also potential for further enlargement, subject to the necessary planning permissions and consents, making this an exciting opportunity for buyers looking to add value and create a home tailored to their requirements.

Overall, this is a well sized three bedroom property with a practical layout, good existing accommodation and scope for further improvement and extension, subject to planning.

Percival Way is nestled in the Borough of Epsom & Ewell, Surrey, just 15 miles southwest of central London. Ideally positioned for commuters, the development offers excellent transport links, with Stoneleigh and Tolworth stations providing direct rail services to London Waterloo in just 35 minutes.

For those traveling by road, Central London and Portsmouth are easily accessible, both within a short drive. Additionally, local bus services, conveniently located opposite Tealing Court, provide direct routes to Kingston, Epsom town centre, and nearby hospitals, ensuring seamless connectivity for residents.

Tenure- Freehold  
Council Tax Band-E



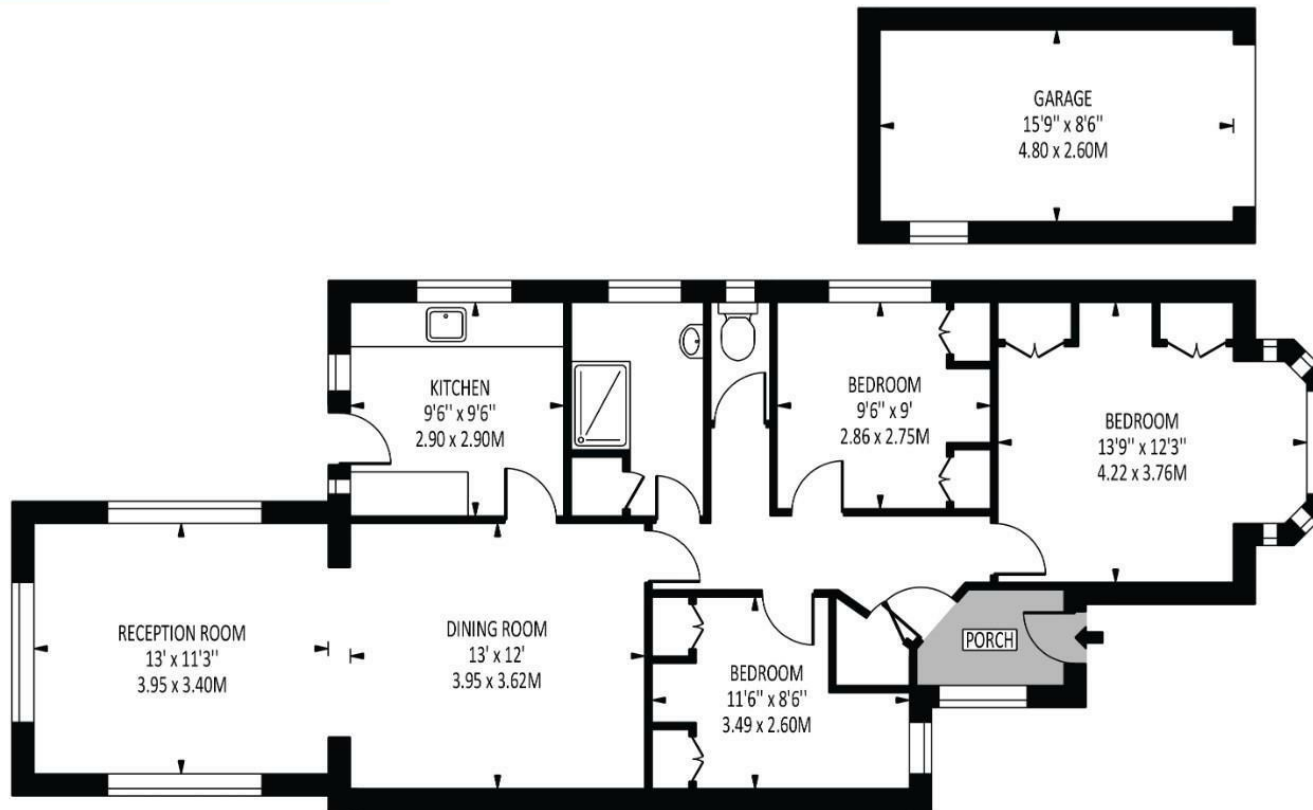


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## Percival Way

Total Area: 1066 SQ FT • 99.03 SQ M  
(Including Garage)  
Garage Area : 134 SQ FT • 12.48 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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 62      | 79        |
| 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.

