



Riverview Road, West Ewell

The **PERSONAL** Agent

Guide Price £685,000

Freehold

- Beautifully presented throughout semi detached family home
- Four well proportioned bedrooms
- Spacious open plan kitchen/dining room
- Separate bright and airy lounge
- Modern family bathroom and downstairs w.c
- Potential to extend further subject to planning permission
- Situated in a popular West Ewell location
- Close to local schools, amenities, and transport links
- Private and landscaped rear garden
- Viewings by appointment

The Personal Agent are delighted to welcome to the market this beautifully presented and deceptively spacious four bedroom family home, situated within a popular residential location in West Ewell.

The property offers generous and well balanced accommodation throughout, with the ground floor comprising a bright and spacious lounge, a stunning open plan kitchen/dining room stretching over 23ft in length, a downstairs W.C, and a further versatile fourth bedroom which could also work perfectly as a home office or playroom.

Upstairs, the property continues to impress with three well proportioned bedrooms and a modern family bathroom, with the principal bedroom being



particularly spacious and benefiting from a striking curved bay window.

Presented in excellent condition throughout, this home is ready for a buyer to move straight into while still offering further potential to extend and enlarge, subject to the usual planning permissions, should additional accommodation ever be required.

Located close to well regarded schools, local amenities, and transport links, this is a fantastic opportunity to secure a spacious family home in a highly convenient and sought after location.

The property is located equidistant to Ewell & Tolworth town centre and the green spaces of the Hogsmill

Nature Reserve, with access to open fields by the footpath just around the corner making it the perfect balance between suburban and country living.

The property is also close to Tolworth mainline station (approx. 8/10 minute walk); there are regular services to London Waterloo. Nearby Ruxley Lane provides a selection of convenience stores and restaurants whilst Tolworth High Street has a larger variety of shops and Kingston upon Thames a greater choice still.

Tenure - Freehold
Council Tax Band - E

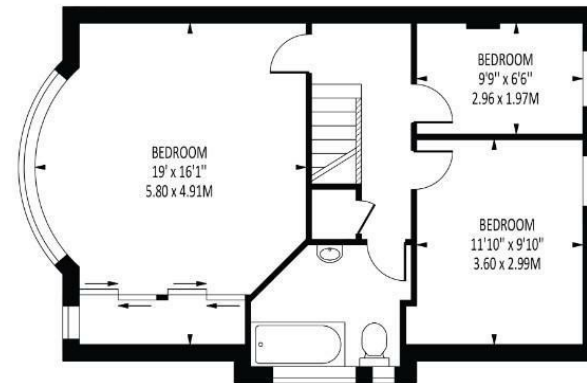




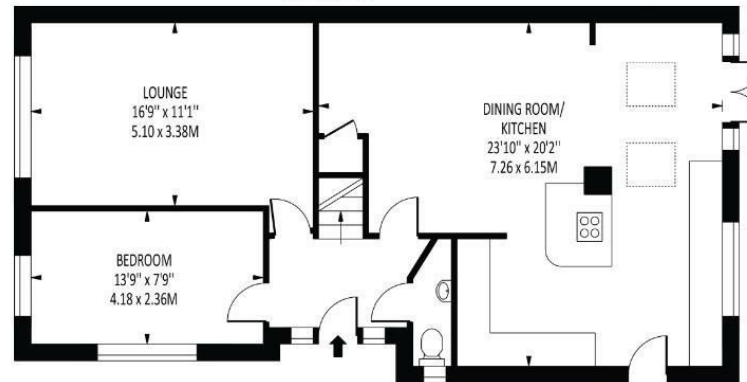
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Total Area: 1397 SQ.FT • 129.77 SQ.M



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		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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