



Woodland Close, Ewell

The **PERSONAL** Agent



# Guide Price £750,000

## Freehold

- No Onward Chain
- Detached 2/3 bedroom Bungalow
- Off Street Parking for Multiple Cars
- Stunning landscaped Rear Garden, South Facing
- Double Lounge
- Family Shower Room
- Separate Kitchen
- Wonderful Plot Size
- Between Ewell East and Ewell West Train Station
- Backing a Nature Reserve

The Personal Agent are delighted to welcome to the market this stunning home situated on a highly prized plot in Ewell Court. This detached Bungalow in a peaceful road is one not to miss and early viewing recommended, for this chain free property.

Situated in a peaceful residential cul de sac, this well proportioned detached bungalow offers flexible and spacious single storey living, complemented by a detached summer house and integral garage.

The accommodation is entered via a welcoming central hallway, providing access to all principal rooms. To the rear of the property is an impressive dual aspect living room with a separate dining area, creating a bright and versatile space ideal for both relaxing and entertaining. The dining area was originally designed as a third bedroom and could easily be reinstated with the simple installation of a door, making this an ideal home for buyers seeking adaptable accommodation.

The fitted kitchen enjoys a practical layout with direct access to the outside, while the generous entrance hall provides



additional versatility for storage or occasional seating.

There are two well proportioned double bedrooms, both benefiting from built-in wardrobes, with the principal bedroom towards the front of the property. A modern fully fitted shower room complete the internal accommodation.

Externally, the property benefits from an integral garage, providing secure parking or excellent storage, together with ample driveway parking. To the rear, a generous paved patio provides the perfect setting for outdoor dining and entertaining, leading onto a beautifully landscaped, south-facing garden. Thoughtfully designed with winding pathways, well stocked flower beds bursting with colour throughout the seasons, and manicured planting, the garden is a real highlight of the property, offering a peaceful and private retreat. A detached summer house provides an excellent additional space, ideal as a home office, hobby room or relaxing garden room.

Offering approximately 1,241 sq ft of accommodation (including the garage and summer house), this bungalow presents an excellent opportunity for downsizers, retirees, families or anyone seeking spacious, adaptable living in a desirable location.

The property is situated within close proximity to Ewell Village, Bourne Hall Park and Medical Centre, and Stoneleigh, Ewell West & Ewell East main line stations offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy access to the A3 and M25 (Junction 9). Ewell Village has a variety of shops including a Sainsburys Local there is also a wide variety of cafés, restaurants and pubs available locally.

Ewell is a popular commuter village, located to the south west of London and offers a good mix of state and independent schools for all age groups. This property backs onto the wide open spaces of the picturesque Hogsmill nature reserve, and is also a short walk from the Ewell Court House library and visitor centre.

Tenure- Freehold  
Council tax band - E







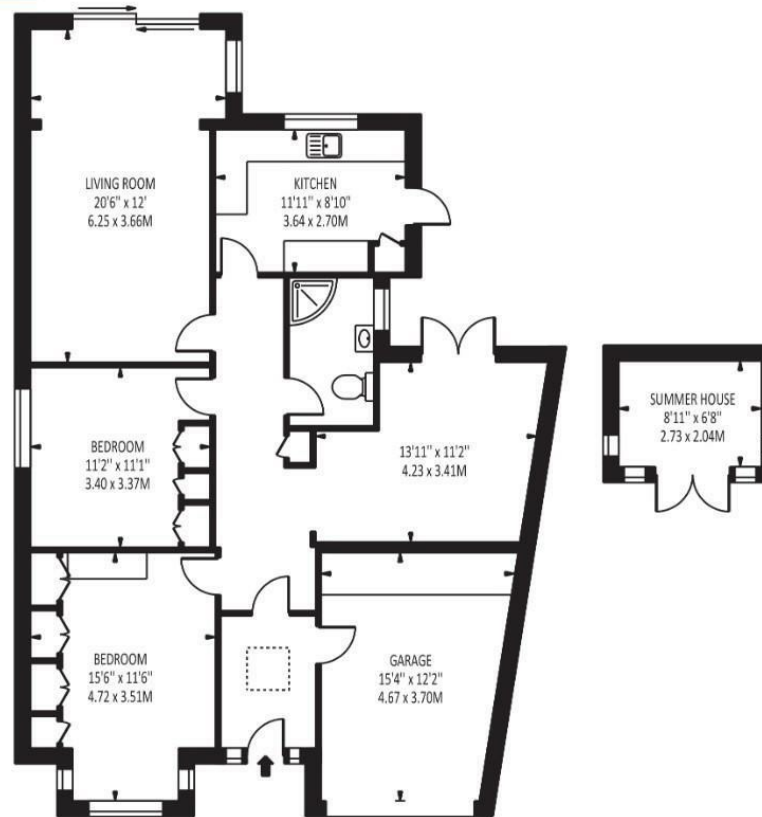


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## Woodland Close

Total Area: 1241 SQ FT • 115.27 SQ M  
(Including Garage & Summer House)  
Garage Area : 170 SQ FT • 15.83 SQ M  
Summer House Area : 60 SQ FT • 5.57 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 |         |           |
|                                             | 63      | 78        |
| 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.



