



Eastcroft Road, Ewell

The **PERSONAL** Agent

Guide Price £570,000

Freehold

- Charming House Backing Hogsmill Nature Reserve
- Pretty Front Garden with Potential For Off Road Parking
- Traditional Entrance Hall
- Living Room With Cosy Log Burner
- Open Plan Kitchen/Dining/Family Room
- Three Well Proportioned Bedrooms
- Family Bathroom
- Large Well Established Rear Garden
- Potential For Extension STPP
- Envable Location Close To Ewell Village and Station

This delightful three bedroom home is ideally positioned in a highly desirable location. Boasting a generous and beautifully established level rear garden, the property enjoys direct access to the scenic Hogsmill Nature Reserve and is conveniently situated within a short walk of West Ewell train station and the charming Ewell Village, the property combines peaceful surroundings with excellent transport links and local amenities.

The property is approached via a charming front garden, with potential for off road parking, leading to the front entrance and a traditional hallway with stairs rising to the first floor. To the front of the house is a separate living room, featuring a large bay window overlooking the front garden. This inviting space is centred around a wood burning stove, creating a warm and cosy atmosphere, perfect for relaxing after a long walk or time spent outdoors.

To the rear, the kitchen has been thoughtfully opened into the original dining room, creating a wonderful social space ideal for



entertaining family and friends. This area provides direct access to the generous rear garden, which offers significant scope for further extension (subject to the planning permissions), making the property an excellent long term family home.

Upstairs, there are three well proportioned bedrooms and a family bathroom. The loft provides ample storage and also offers potential for conversion, subject to the necessary consents.

Externally, the property continues to impress with its expansive, well established rear garden. The garden includes several useful outbuildings equipped with power and lighting, as well as terrace seating areas perfect for outdoor dining and relaxation.

A rear gate provides direct access to the Hogsmill Nature Reserve, ideal for walking, cycling, and enjoying the natural surroundings.

The picturesque Ewell Village is less than half a mile away and

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 fairs. 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.

Alternatively nearby Epsom is a busier market town and has the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick.

Tenure - Freehold
Council tax band - D

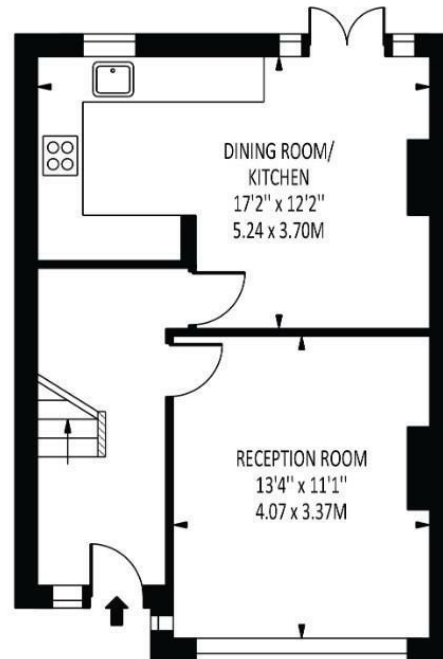
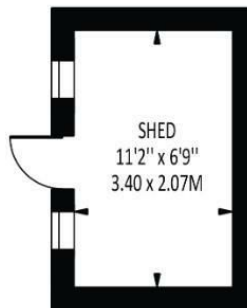
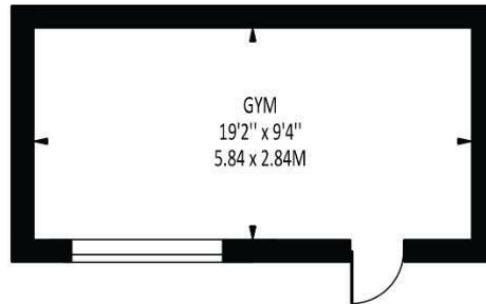




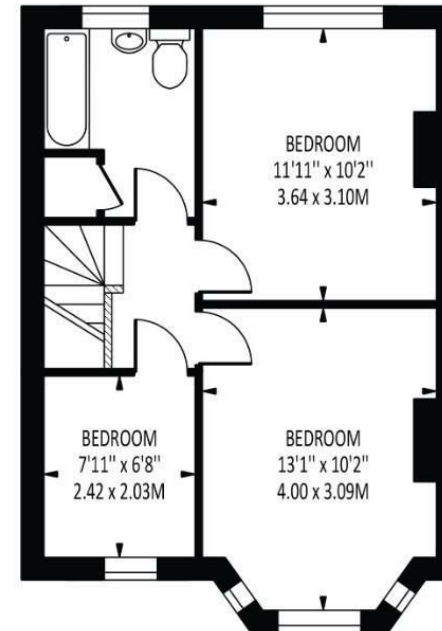
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Total Area: 1079 SQ FT • 100.21 SQ M
(Including Gym & Shed)
Gym Area : 179 SQ FT • 16.59 SQ M
Shed Area : 76 SQ FT • 7.04 SQ M



GROUND FLOOR



FIRST 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		
(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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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.

