



Medora Close, Ewell

The **PERSONAL** Agent



# £630,000

## Freehold

- Modern Semi Detached House Built in 2021
- Private Driveway and Detached Garage
- Entrance Hall and D/s Cloakroom
- Fully Integrated Kitchen With Nearly New Appliances.
- Bright and Spacious Lounge/Dining Room
- Three Well Proportioned Bedrooms
- Modern Family Bathroom
- Ensuite To Master Bedroom
- Low Maintenance Garden
- 7 Years Remaining On The New Build Warranty

This modern and stylish three bedroom semi detached house with private driveway and detached garage occupies a prime position on a highly regarded Bellway Homes development. This modern home was built in 2021 and is in like new 'turn key' condition with many appealing features such as Amtico flooring and new carpets, fully integrated kitchen appliances, two high spec bathrooms, one of which is en-suite to the master bedroom and a handy downstairs cloakroom.

To the front is a modern fully fitted kitchen with matching range of floor and wall mounted units with contrasting worktops, integrated kitchen appliances and space for table and chairs.



To the rear is a spacious lounge/dining room with plenty of space for relaxing with a door to walk-in understairs storage cupboard and double glazed windows and French doors, which overlook and lead out to a level landscaped rear garden.

Upstairs there are three well proportioned bedrooms with double glazed windows and radiator with an ensuite shower room to the master bedroom and a modern family bathroom.

Outside the rear garden is low maintenance with lawn and paved patio area. A gate provides direct access to a private driveway with off road parking for two cars which leads to a detached garage,

which can be utilised as a useful storage space or converted into a home office or studio.

The property sits equal distance of both Ewell West Station, and Chessington North (Zone 6) and also Tolworth Station (Zone 5).

West Ewell is a well-rounded area offering a number of good local schools as well as access to Horton Country Park incorporating Horton Golf Club. To the North of the area lays the Hogsmill River with the Harrier Sports Centre aside it. The area offers a number of local shops.

Tenure - Freehold  
Council tax band - D





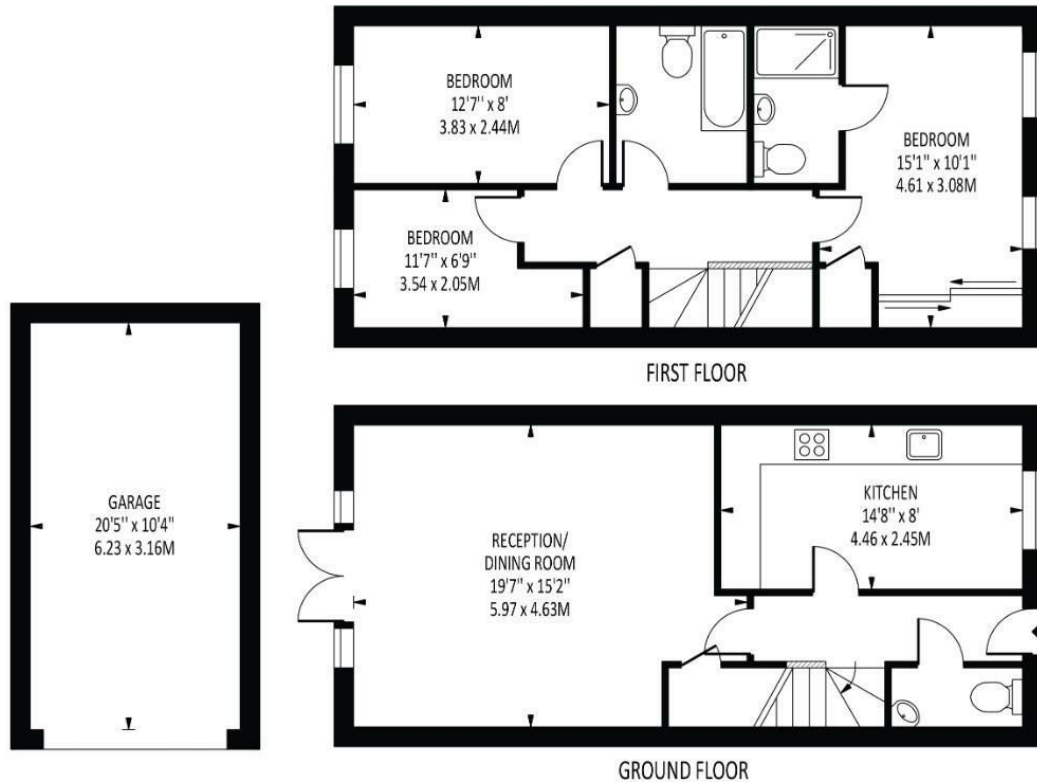


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Total Area: 1222 SQ FT • 113.53 SQ M  
(including Garage)  
Garage Area : 212 SQ FT • 19.69 SQ M



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) A		96
(81-91) B	85	
(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.



