



Ewell Park Way, Stoneleigh

The **PERSONAL** Agent

Guide Price £725,000

Freehold

- Attractive Semi Detached Family Home
- Block Paved Driveway and Attached Garage
- Traditional Entrance Hall
- Large Through Lounge/Dining Room
- L Shaped Kitchen/Family Room
- Three First Floor Bedrooms plus Loft Room
- Modern Family Bathroom
- Level Well Established Rear Garden With Home Office/Studio
- Close To Stoneleigh Broadway and Nonsuch Park
- Viewing Advised and Possibility of No Onward Chain

The Personal Agent are pleased to offer this handsome semi detached family home located in one of Stoneleighs finest roads only a few minutes walk of Stoneleigh Broadway and the historic Nonsuch Park. Boasting many desirable features such as ample parking an attached garage and a well established level rear garden with detached home studio/office. An internal viewing is advised to fully appreciate what this stylish abode has to offer.

There is a real attention to detail throughout this home, with our clients choosing stylish design touches that provide an enviable ground floor living space which is perfect for entertaining, social occasions and most importantly, day to day family life.

Blending traditional charm with a contemporary yet practical layout, the accommodation is bright and spacious being laid out over three floors, perfect for buyers looking for longevity within a home.

Parking is a breeze with a private driveway to the front with parking for two vehicles and a handy attached garage which can be converted into further living space if desired.



The bright and airy entrance hall sets the tone of what's to come and from here you have access to a spacious through lounge with a large bay window and access to what is definitely the heart of this home, the stunning kitchen/dining room.

This area of the home measures an impressive 18'2"x 15'9"max with double doors opening onto the secluded landscaped terrace and rear garden and there are three ceiling windows which flood the room with natural light. The colourful kitchen is fully fitted with a matching units and there is a defined dining/family area that all blend together to provide the ultimate space.

On the first floor are three nicely proportioned bedrooms, a modern family bathroom and the loft has been part converted to provide a further bedroom/study with ample eaves storage space.

Outside, the property also shines with a great sized level rear garden with Indian sandstone paved terrace which enjoys brilliant privacy with access to a good sized lawn and a detached fully equipped home office/studio or practical storage space for the garden furniture.

Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Epsom with its range of shops, restaurants, sports facilities, mainline railway station and theatre, as well as the Epsom Downs Racecourse which hosts the world renowned Derby Day is close by. Kingston offering a more comprehensive range of shops is also a short drive away.

Tenure - Freehold
Council tax band - E



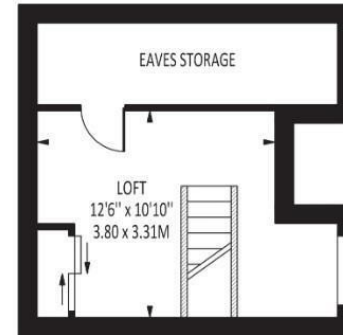
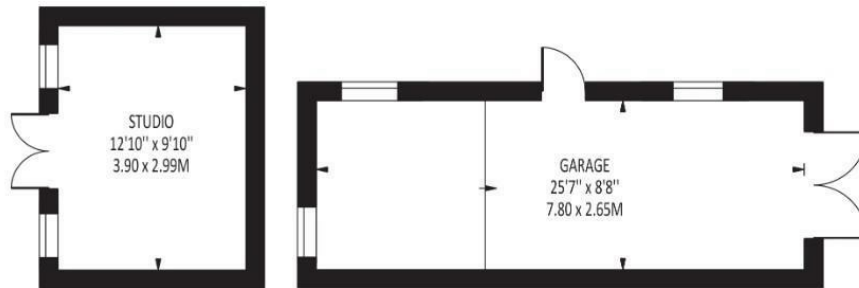


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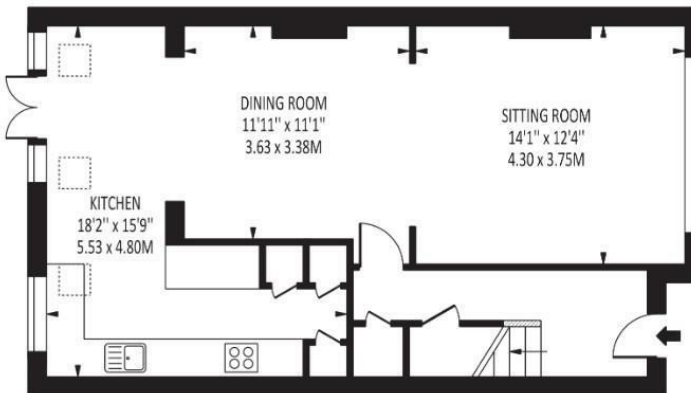


Ewell Park Way

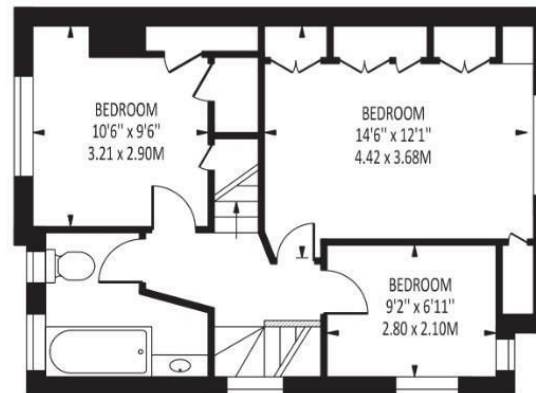
Total Area: 1644 SQ FT • 152.75 SQ M
(Including Eaves Storage, Garage, & Studio)
Eaves Storage Area : 67 SQ FT • 6.24 SQ M
Garage Area : 222 SQ FT • 20.67 SQ M
Studio Area : 126 SQ FT • 11.66 SQ M



SECOND FLOOR



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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The
PERSONAL
Agent

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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.

