



Cox Lane, Ewell

The **PERSONAL** Agent

Price Guide £385,000

Leasehold

- Extended Ground Floor Maisonette
- Private Front Entrance
- Separate Lounge
- Open Plan Kitchen/Dining Room
- Modern Bathroom
- Two Double Bedrooms
- Driveway To Front With Parking For Two Cars
- Direct Access To Fully Enclosed Rear Garden
- Double Glazed and Gas Central Heating
- Early Viewing Is Advised

One of the most impressive ground floor maisonettes we've had the pleasure of marketing offers stylish and modern living accommodation throughout with direct access to an enclosed level rear garden and detached garage, along with a private driveway to the front providing off road parking for two vehicles. Viewing Highly Recommended.

This stunning individual home is guaranteed to impress and offers accommodation that puts most two bed houses to shame.

You approach the property via stone paved driveway which is located directly outside providing off road parking for two cars with a pathway which leads to discreet private front entrance with door to a spacious entrance hall with fitted storage cupboards and doors



off to all rooms.

The living accommodation is both bright and spacious with a separate lounge perfect for relaxing with double glazed window to the front aspect.

A particular feature is the ground floor rear extension which has been tastefully fitted with a modern kitchen with matching breakfast bar, open plan to a dining/family room with plenty of space for entertaining and sliding patio doors that overlook and lead out to a level and secluded rear garden with large paved terrace seating area, AstroTurf lawn and detached garage with power and lighting.

The bedrooms are both double glazed windows with gas radiators and the family bathroom has been fitted

with a matching contemporary style suite in comprising panel enclosed bath with shower, inset wash hand basin and low flush W.C and obscured double glazed window to the side.

This fantastic home is one of a kind and would meet a variety of needs such as those looking to downsize but still require generous living space. A low maintenance 'turn key' property when away from home or first time buyers who desire the practicality of a house, at an affordable price.

Leasehold: 900 years +
Council Tax Band: Currently 'D'
Ground Rent: £4 Every 6 months.



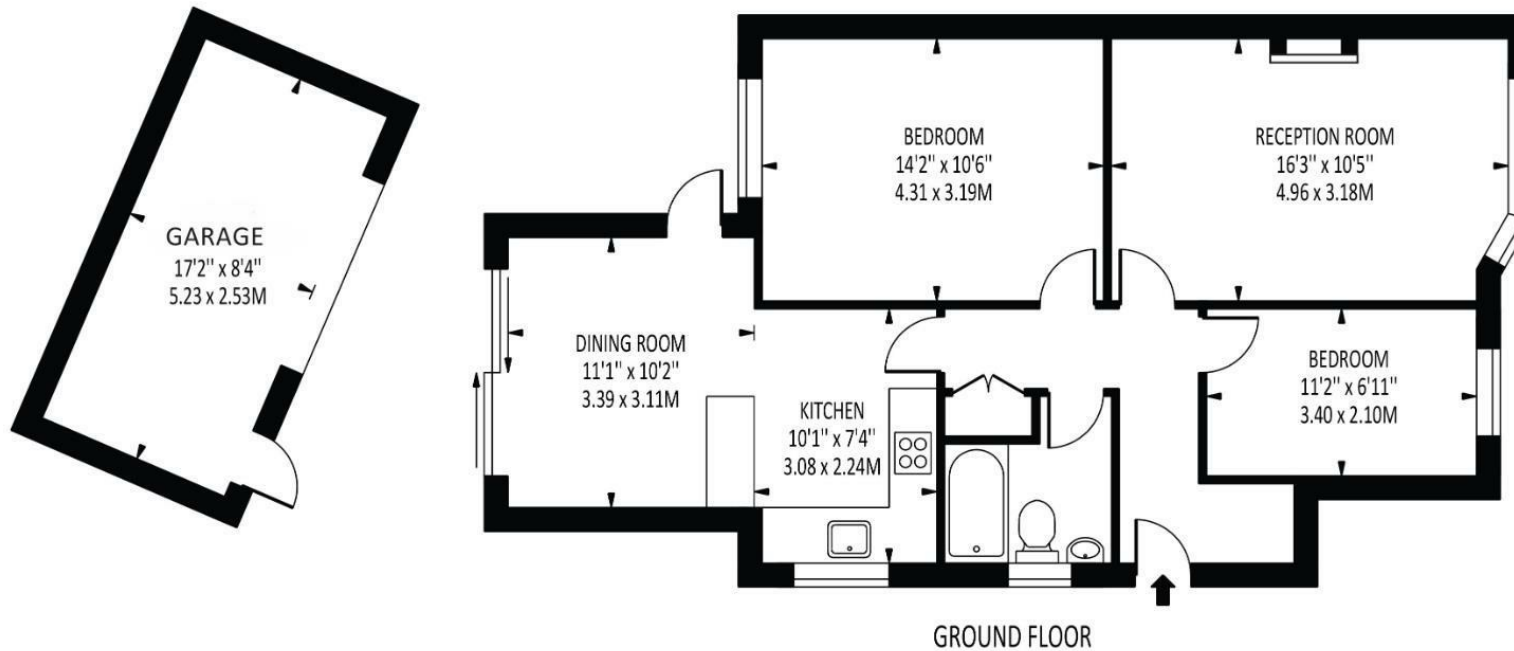


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Total Area: 883 SQ FT • 82.00 SQ M
(Including Outbuilding)
Outbuilding Area : 142 SQ FT • 13.23 SQ M



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		
(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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