



Birchfield Grove, Ewell East, Surrey
Offers Over £1,000,000 - Freehold

-  4
-  2
-  3

**WILLIAMS
HARLOW**











Williams Harlow Cheam - A detached house located within the prestigious Howell Hill estate. Rarely available, property here is highly prized for its select back drop of private roads (albeit Sandy Croft is adopted) and large mansion type houses you pass on the way into the estate. Located within walking distance of Nonsuch school and park, Glynn school and Ewell Village with its dual train line stations. Available now without the fuss of an onward chain.

The Property - A modern gem with character

This attractive house is found at the end of a spacious driveway. The premise is simple, clean, neutral décor reflecting an easy and flowing layout of rooms. The ground floor includes entrance hall, lounge, dining room, snug, lavatory, kitchen with separate utility room and space for a table. The First floor includes four bedrooms, two bathrooms and landing. Most bedrooms include wardrobes and there is an airing cupboard off the landing.

Outside Space - Excels in privacy

Backing woodland, the south facing rear garden is mature and private. Measuring circa 79ft x 45ft. The frontage offers a large driveway with planting to soften the landscaping.

The Local Area - Best of both worlds

The location is superb; between Ewell and Cheam Village and minutes from Ewell East train station, it's very convenient for commuters and shoppers alike. Depending on age and needs, the area has something for everyone, from Nonsuch and Glynn schools to Nonsuch park and David Lloyd health centre. The rugby fields, within a few hundred yards, host a car boot sale most Saturdays for general interest and the village centres are good for café society lunches and convenience. Going toward Banstead, Cuddington golf course isn't far away. The area is diverse and rich in amenity value.

Why You Should Buy - Don't compromise

No need to trade off against size, style or location; this house has all three.

Vendor Thoughts

Our aunt and uncle were the only owners of this much-loved home for over 30 years after relocating from London later in life. They loved the peace and tranquillity of the setting, the beautiful garden, and the easy access to London, which they travelled to regularly each week. We would have loved to keep the house within the family after it passing to us, but our lives are established elsewhere, and we hope the next owners will love it as much as they did.

Features

Four Bedrooms - Two Bathrooms - Detached - Three Reception Rooms - Kitchen with Space For Table - Utility Room - Ground Floor Lavatory - Double Garage - South Facing Rear Garden

Benefits

Close To Ewell Village - Close to Two Train Line Services - Close to Nonsuch Park - Close To Nonsuch And Glynn Schools - No Onward Chain - Impressive Setting

Local Schools

Nonsuch - Girls - Grammar - 11 - 19
Ewell Castle - Mixed - Fee paying - 3 - 18
Glynn - Boys - State - 11 - 18
St Dunstons - State- Mixed - Ages 5 - 11
Sutton High - Girls - Fee - 3 - 18
Cheam High - Mixed - State - 11 - 19
Cuddington Croft - Mixed - State - 3 - 11

Local Transport

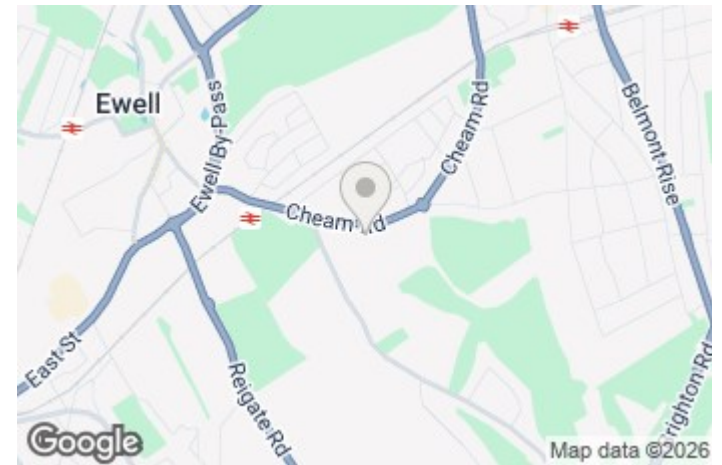
Ewell East Station - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.
Cheam Train Station - London Victoria and London Bridge - Southern Service (same line as Ewell East)
Ewell West Station - Waterloo and Guildford - South Western Service - Circa 33 mins to Waterloo.
Local Bus Routes:
406 - Epsom to Kingston
293 - Epsom to Morden
470- Epsom to Colliers Wood

467- Epsom to Chessington
E16- Epsom to Worcester Park
S2- St Helier to Epsom

EPC AND COUNCIL TAX C AND G

Why Williams Harlow

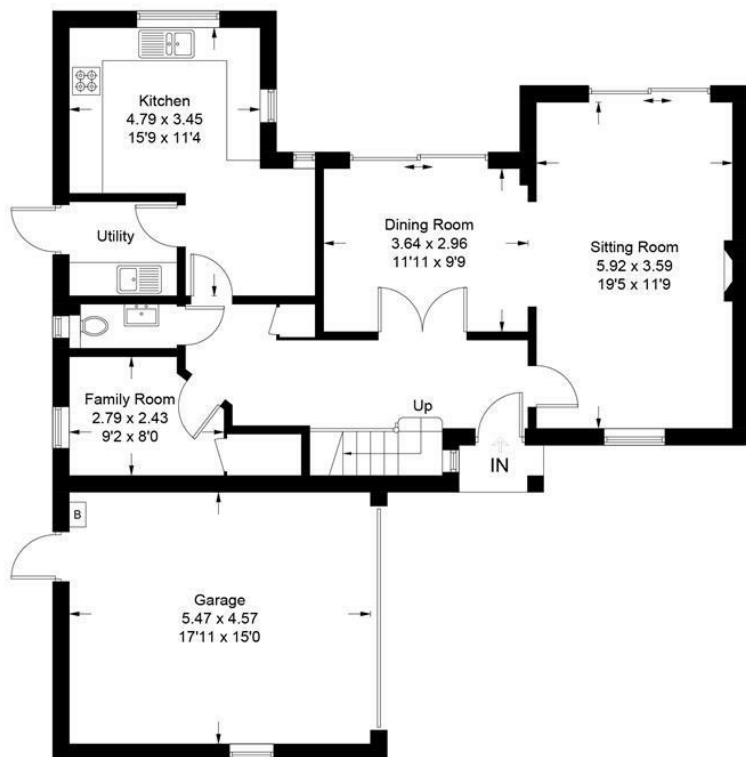
We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



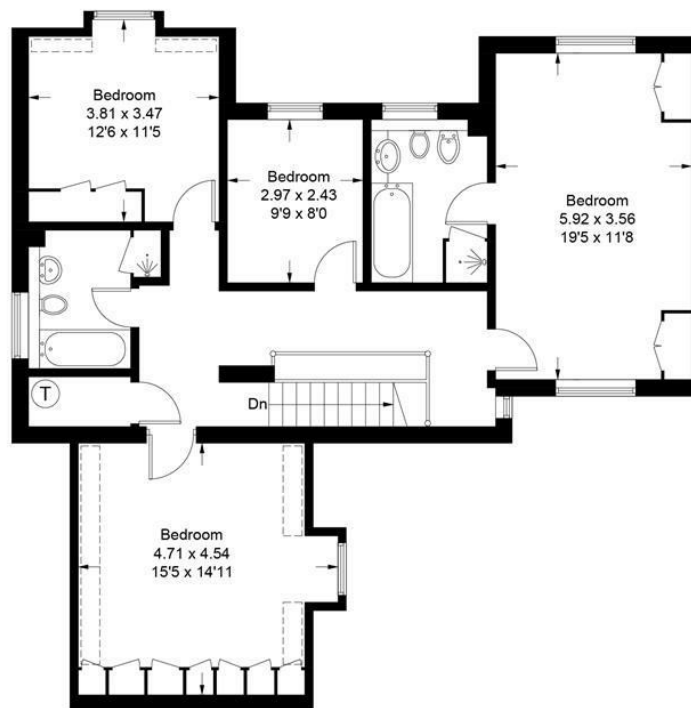
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Approximate Gross Internal Area = 170.3 sq m / 1833 sq ft
 Garage = 24.9 sq m / 268 sq ft
 Total = 195.2 sq m / 2101 sq ft

 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(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	

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1303288)

