

West Gardens, Ewell Village,

Offers Over £650,000 - Freehold

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WILLIAMS HARLOW












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Williams Harlow Cheam - A charming house offering exceptional convenience and effortless vivere. Young families and downsizers will stroll to the high street for everyday needs, catching some scenic respite at the local ponds feeding the ducks. The commuters of the family enjoy an excellent choice of two mainline train stations serving different central London terminals (albeit why not WFH, the current sellers do from the brick built garden room). Offered in a stylish mode the interior has been crafted to reflect modern tastes. Parking to the front and a private and sunny rear garden ensure the outside is as good as the interior. Ready to view immediately.

The Property - Space To WFH

A double fronted house with overtures of a cottage vibe. Having been historically extended to both floors, the current layout takes full advantage of the addition to maximise a modern layout which flows. You enter through the storm porch and into the entrance hall/study, the ground floor then flows in a circular motion between the lounge, the cloakroom, the family room and the fitted kitchen with breakfast bar. The flow of the layout is accentuated by the engineered wooden floor which runs between the reception spaces and breaks only in the kitchen. The bi-folds act as a visual gateway to the patio and garden. Upon the first floor you will find three bedrooms and bathroom. The interior has a sense of luxury albeit innate character runs through the very ousia.
The current owners have created a home salon in the brick built garden room. Working as a hairdresser the room has water, electric and drainage and with only a small change could just as easily be studio or office.

Outside Space - Sunny Patio and Garden

An ultra sunny rear garden measuring circa 75ft. With patio off the house and raised rear currently used as a play area. The garden feels private and enjoyable. The side passage connects the front to the back and the frontage has parking for least two cars.

Local Area - Ample Choice on Hand

Ewell Village is one of those areas which successfully marries the old with the new. A historic back drop adds to the rich amenity value. It would be easily to imagine mum and child jumping puddles whilst strolling into the high street for a walk through the park and a teat for dinner from one of the shops. Having both Ewell East and West strain services on hand are not only ideal but a life saver when wanting options to get around central London. Bud rides in either direction journey in Kingston or Epsom.

Why You Should Buy

An easy move for both families or down sizers, this house has a feeling of being just rightly sized and the attraction of the ultra convenient location would be hard to over look.

Features

Three Bedrooms - Semi Detached - Patio - West Facing Garden - Two Car Parking Spaces - WFH Capabilities - Kitchen Family Room - Study - Cloakroom -

Benefits

Walk To Glynn - Walk To Ewell Castle - Walk To Ewell Highstreet - Drive To A3 - Walk To Ewell East/West - Walk To Nonsuch Park - Short Hop From Epsom Town Centre and Drive To Downs - Vendor Completed Chain

Local Schools

Within One Mile:
Glynn - 0.1 Mile, 11 to 18 Yrs Boys, Outstanding
Ewell Grove Primary 3-11 Yrs, Mixed, Good
St Clements Catholic Primary 5-11 Yrs, No Rating
Blenheim High, 11- 18, Mixed, No Rating
Little Downsend and Ewell Castle Independent Schools No Ratings
Wallace Fields Junior 7-11, Mixed, Good
Wallace Field Infants, 2 - 7, Mixed, Outstanding

Local Transport

Trains:
Ewell West Station 0.4 miles
Ewell East Station 0.6 miles
Epsom Station 0.9 miles
Buses:
Route 293 Route: Morden – Lower Morden – North Cheam – Ewell Village – Epsom Hospital
Route 406 Route: Kingston – Surbiton Hill Road – Tolworth Broadway and Station – Kingston Road – Stoneleigh – Ewell Village – Epsom
Route 467 Route: Hinchley Wood School – Hook – Chessington South Station – Copt Gilders – Hook Road Arena – Ewell West Station – Ewell Village – Epsom Town Centre – Epsom Hospital
Route E16 Route: Epsom – Worcester Park (serving Ewell
Route S2 Route: Epsom – Ewell Village and East Station – Cheam Broadway and Station – York Road – Sutton Station and Town Centre – Oakhill Road – Edinburgh Road – St Helier Hospital – Rose Hill – St Helier Station

EPC And Council Tax

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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.

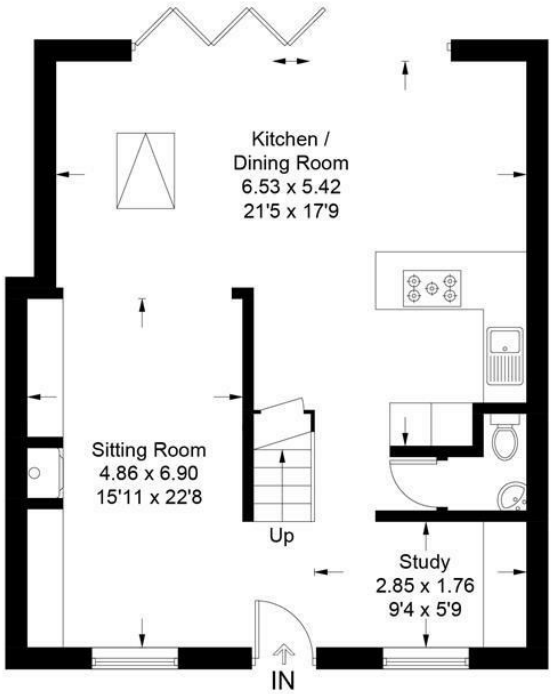


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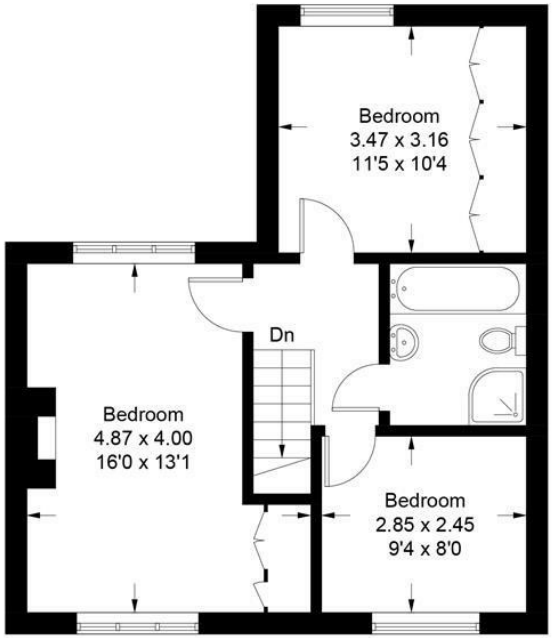
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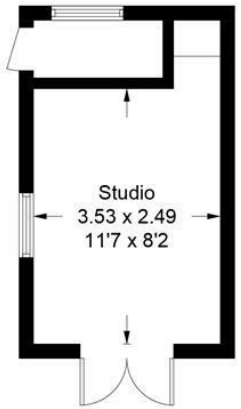
Approximate Gross Internal Area = 101.2 sq m / 1089 sq ft
Studio / External Cupboard = 11.3 sq m / 122 sq ft
Total = 112.5 sq m / 1211 sq ft



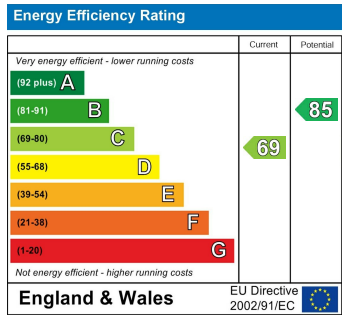
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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. (ID1337649)

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