



The Kingsway, Ewell Village

The **PERSONAL** Agent

Guide Price £600,000

Freehold

- No ongoing chain
- Detached home with huge scope
- Three nicely proportioned bedrooms
- Two generous reception rooms
- Spacious kitchen
- Downstairs shower room
- 65ft x 30ft Southerly facing garden
- Driveway with parking to the front
- Fantastic school catchment
- Short walk to Zone 6 stations & High Street



Located within the heart of Ewell Village, The Personal Agent are pleased to present this charming detached house that has been a much loved home for several decades and is now offered to the market with no ongoing chain.

Enjoying a fantastic position within the no through road area of The Kingsway, the property itself provides huge scope and potential, as well as enjoying a nicely balanced layout that could be perfect for a professional couples due to the close proximity of the station, or a family looking for guaranteed school placement but might also suit a discerning downsizer looking for a Ewell Village home that they can place their own stamp on.

When you couple the blank canvas that it provides alongside the practicality of the location, finding a home with this much potential will be a very difficult task indeed. The property also enjoys a deceptively spacious feel throughout and is just a short walk from the village centre and West Ewell railway station which is approximately 0.4 miles away.

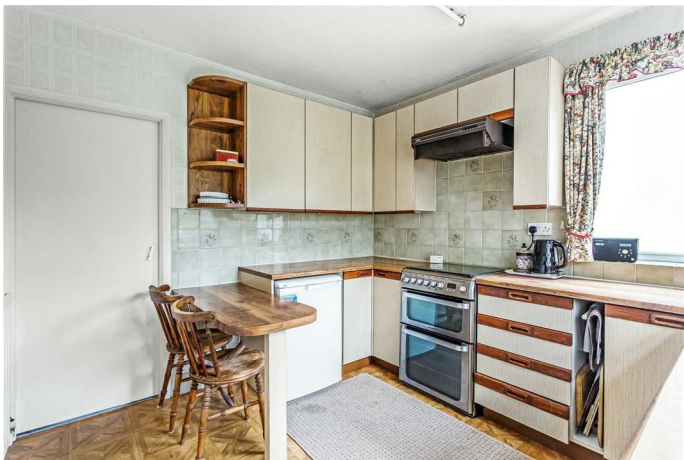
There is a central and welcoming hallway, a generous 16ft living room with doors opening to the second reception space which overlooks the garden and also measures 16ft, whilst the ground floor is completed by the kitchen and the updated shower room. On the first floor are three sensibly proportioned bedrooms and access to the useful loft space. Further features to note include a condensing boiler, gas central heating, double glazing, secure and private Southerly facing rear garden which measures 65ft x 30ft, and driveway with parking to the front.

Whilst it is undeniable that the property requires some decorative updating and general modernisation, a buyer could easily just move straight in. Furthermore, we believe that this home offers the perfect opportunity for the new owner to place their own stamp on the property, extend or customise to individual tastes and essentially create their dream home. The property should be viewed for what it currently is and what it could potentially be.

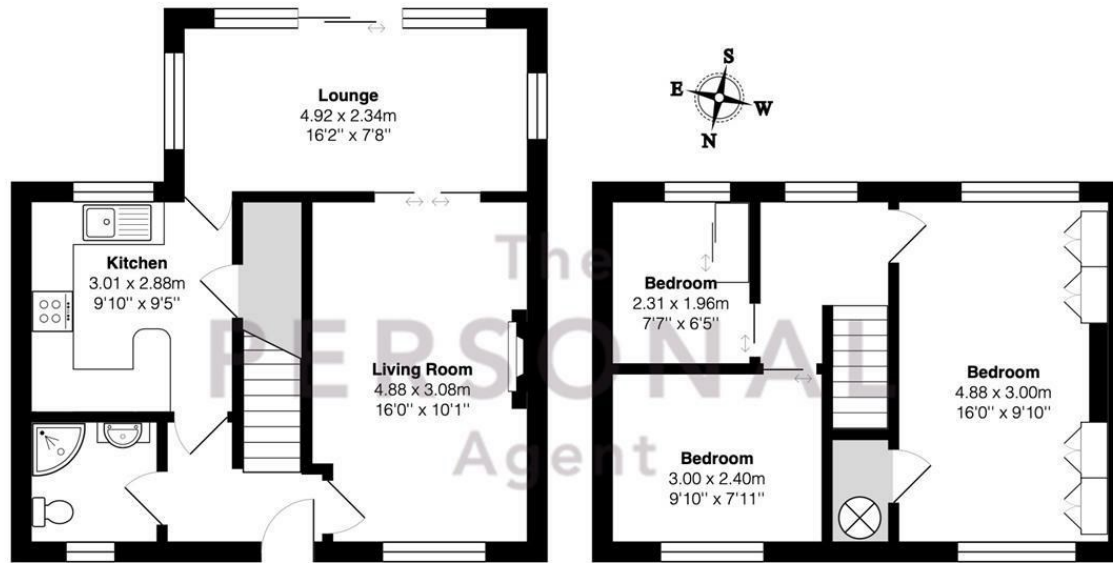
The highly desirable Ewell Village has a rich background dating back to the Bronze age and at the end of the middle ages King Henry VIII established Nonsuch Palace (now Nonsuch Park) in 1538. The High Street offers a variety of shops, restaurants, cafés and pubs. Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres and exhibitions.

In the heart of the village lies the picturesque Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West stations (zone 6) offer easy access to London with Waterloo and Victoria taking approximately 40 minutes.

Tenure - Freehold
Council Tax Band - E







Ground Floor

First Floor

The Kingsway, Ewell, Epsom
 Total Area: 81.8 m² ... 880 ft²
 FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

Â© Still Moving London LTD (www.stillmoving.london)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPSOM OFFICE
 2 West Street
 Epsom, Surrey, KT18 7RG
 01372 745 850

STONELEIGH/EWELL OFFICE
 62 Stoneleigh Broadway
 Stoneleigh, Surrey, KT17 2HS
 020 8393 9411

BANSTEAD OFFICE
 141 High Street
 Banstead, Surrey, SM7 2NS
 01372 333699

LETTINGS & MANAGEMENT
 163 High Street
 Epsom, Surrey, KT19 8EW
 01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
 Registered in England No. 4398817.



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.

