

**Mark Anthony**

Estate Agents



40 Fairfax Avenue, East Ewell, Surrey, KT17 2QP

Offers in excess of £1,100,000





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Mark Anthony Estate Agents are pleased to be instructed as sole agents to market this extended, well presented and spacious Gleeson built family home.

The property is situated within the highly regarded Nonsuch Estate, ideal for East Ewell Mainline station with links to London Victoria and London Bridge. Ewell Village is close by providing excellent local shops, restaurants and Ewell West Mainline station with services to London Waterloo.

The accommodation comprises of an entrance hallway leading to a modern fitted kitchen breakfast room with integrated appliances and quartz worktops, generously proportioned sitting room with log burner fireplace, separate dining room, cinema room a wonderful place for the family to relax, downstairs W.C combined shower utility room completes the ground floor.

On the first floor there five good sized bedrooms and a modern family bathroom, including a master bedroom suite with built in wardrobes and ensuite shower room.

The 85 ft South East aspect garden is well cared for with an expansive patio, covered hot tub and summerhouse.

The front garden is mainly block paved creating ample off road parking and leads to the integral garage.

Viewing is highly recommended to fully appreciate this spacious and immaculately presented family home, close to pleasant walks through the historical Nonsuch Park.

- Well presented and extended Gleeson built home
- Situated on the Highly regarded Nonsuch Estate
- Modern fitted kitchen breakfast room
- Three reception rooms including a cinema room
- Five bedrooms three bathrooms
- Off Road parking and garage
- Covered hot tub and summerhouse
- 85 ft South East aspect rear garden
- Viewing recommended
- EPC Rating: C



