

Mark Anthony

Estate Agents



82 Fairfax Avenue, Ewell East, Ewell, KT17 2QQ

£1,200,000





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Mark Anthony Estate agents are pleased to market this wonderful Cala Homes built detached family home situated on an enviable plot in the highly regarded Greenacres development within the Nonsuch Estate. The location is 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 Station with services to London Waterloo.

My clients purchased the property new from Cala homes in 1997 and certain features were up graded at that point.

The accommodation comprises of a spacious and welcoming entrance hallway, double doors lead to a good size dining room and again double doors through to a front and rear aspect sitting room with patio doors onto a paved terrace and wonderful landscaped garden.

The modern fitted kitchen breakfast room has granite worktops, integrated appliances and space for a breakfast table. On the ground floor there is also a cloakroom, utility room, double garage and a good size third reception room, which would be ideal as a home office / study or family room.

On the first floor there are five bedrooms, the master bedroom has fitted wardrobes and ensuite shower room. The guest bedroom also has built in wardrobes and an ensuite shower room and there are three further bedrooms and a family bathroom.

Outside there is a professionally landscaped rear garden which is well stocked with ornate trees, shrubs, a paved terrace which is great for entertaining and an elevated wooden decked terrace. There is also garden lighting.

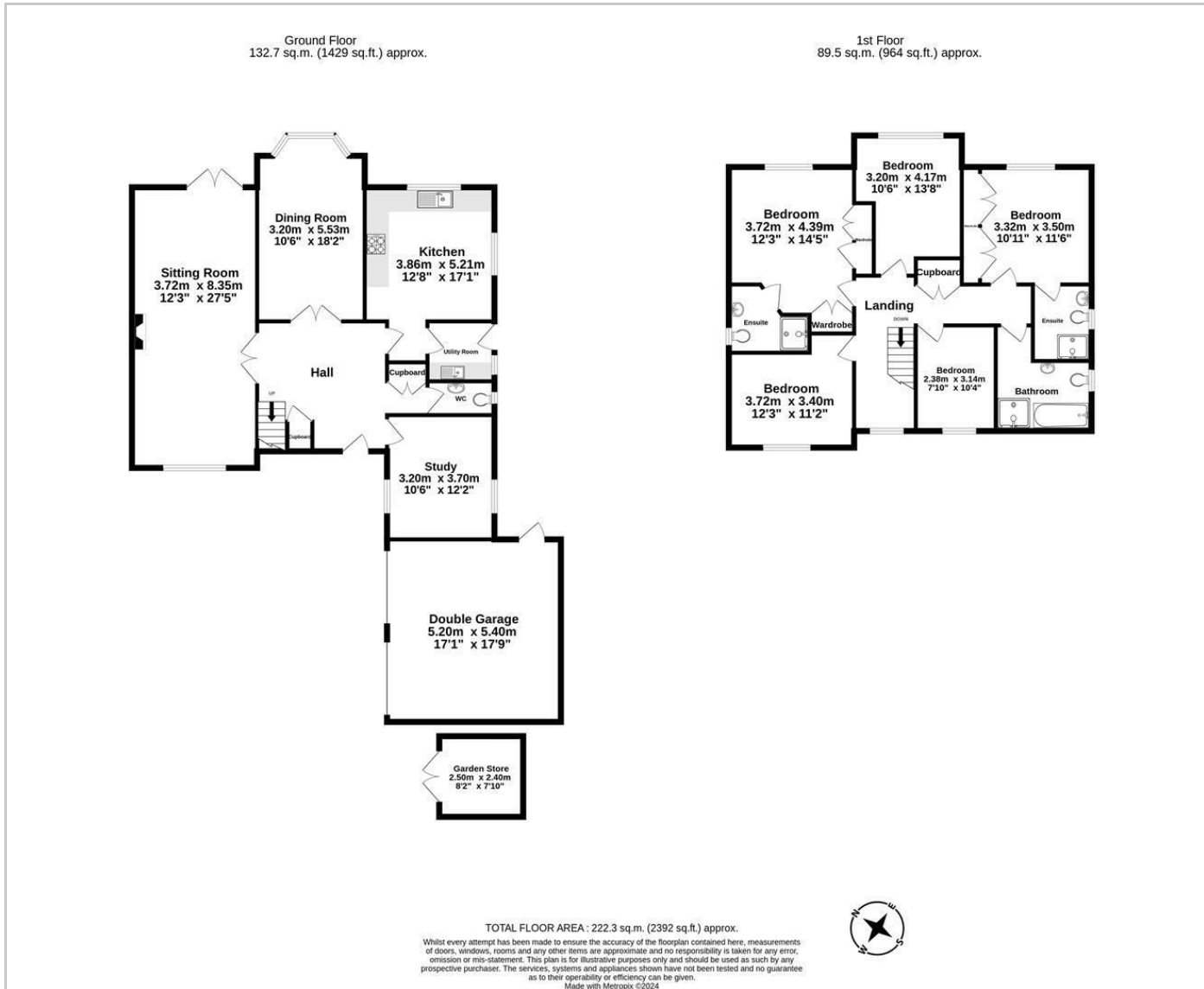
To the front there is a paved courtyard, creating ample parking, a double garage with automated doors and eaves storage, power and light; there is the potential to convert this into further living space (stpp).

Viewing is recommended to fully appreciate this spacious and immaculately presented family home.  
Pleasant walks through Warren Farm and Nonsuch Park are accessed via a private gate for residents only

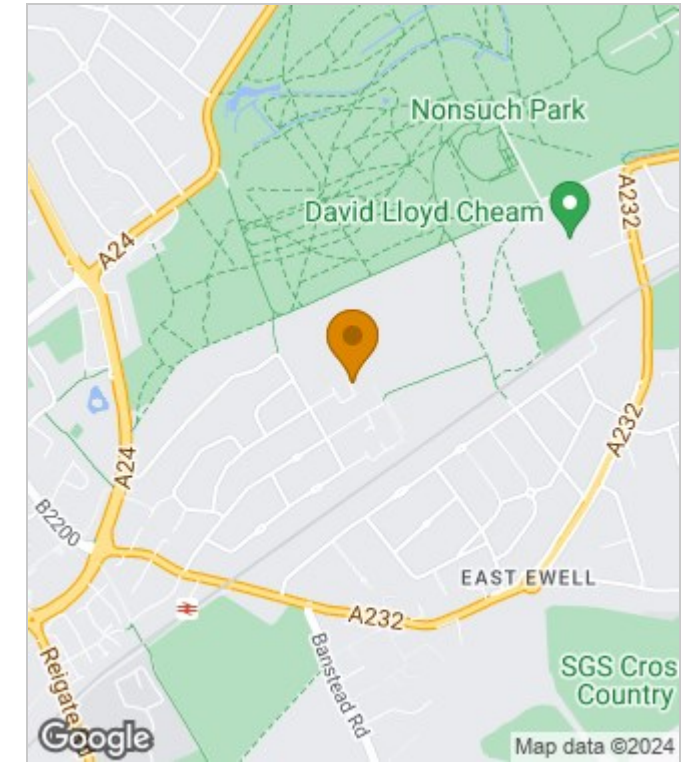
- Wonderful Cala Homes Built family home
- Envious plot in the highly regarded Greenacres Development within The Nonsuch Estate
- Three reception rooms
- Five bedrooms and three bathrooms
- Modern fitted kitchen breakfast room
- Utility room and downstairs W.C
- Professionally landscaped rear garden
- Paved courtyard, creating ample parking and double garage
- No Chain
- EPC Rating: C



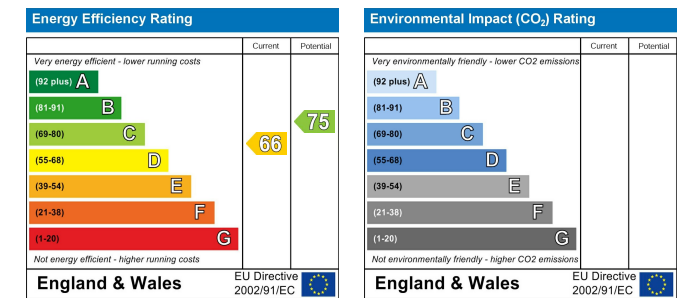
## Floor Plans



## Area Map



## Energy Performance Graph



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