

Mark Anthony

Estate Agents



46 The Kingsway, Ewell Village, KT17 1NA
Offers over £759,500





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Mark Anthony Estate Agents are pleased to be instructed as sole agents to market this deceptively spacious detached bungalow in excess of 1500 sq. ft situated in the heart of Ewell Village. The property offers the possibility of further extending (stpp) as many others have done in the road.

The accommodation comprises of a porch an ideal space for storing children's buggies etc, three double bedrooms including a master bedroom with an en suite shower room and walk in wardrobe, modern 18'8" long fitted kitchen with integrated appliances with a breakfast bar, off the kitchen there is a separate room which overlooks a front aspect courtyard ideal for drying washing, bike storage etc, this room is being used for storage, but it has plumbing for a washing machine, it could be used as a bedroom, study or as it is, a useful storage space.

The 16' 1" x 14'8" lounge leads into a sun room with space for table and/or seating overlooking the 75 ft Westerly aspect well stocked garden has a potting shed and raised beds. The garden has great potential to provide the perfect space for the family and entertaining.

The location of property is ideally situated for Glyn School for boys aged 11-16 years and sixth form for Boys and Girls, Ewell Grove Primary and Nursery School and Ewell Castle School. Other first class schools can be found in Epsom include Rosebery School for Girls and Epsom College.

Ewell Village has a variety of cafes, restaurants, boutiques and Bourne Hall Health Centre and Library with a museum, park, with a pond. The historic Nonsuch Park and Gibraltar Recreation Ground are both a short walk away.

Ewell West and East Mainline Stations (Zone 6) provide links to London, as well as local buses to Kingston Town, Sutton, various other towns and Epsom Hospital. Both the M25 and A3 are easily accessible giving a straightforward route to London and both Heathrow and Gatwick international airports

With so much to offer we really do recommend viewing

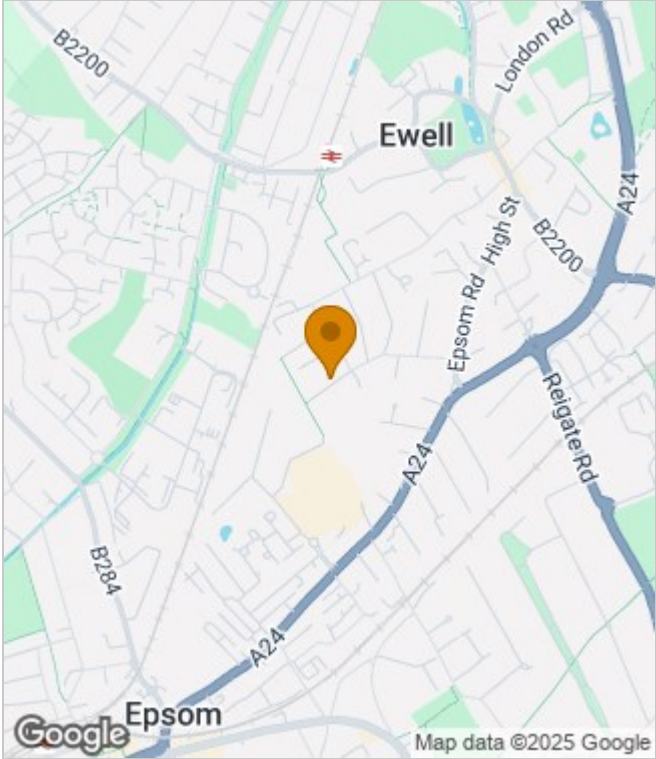
- Ewell Village
- Deceptively spacious detached bungalow with off road parking
- Three double bedrooms
- Ensuite shower room and walk in wardrobe to master bedroom
- Family bathroom with white suite
- Modern fitted kitchen
- Bonus room that could be a study, 4th bedroom or useful storage room
- Large sitting room and sun room leading onto decking
- 75 ft Westerly aspect garden
- EPC Rating C



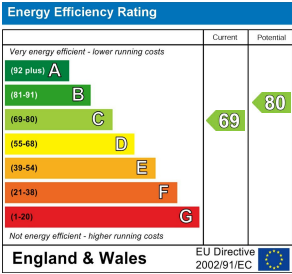
Floor Plans



Area Map



Energy Performance Graph



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