

Mark Anthony

Estate Agents



46 The Kingsway, Ewell Village, KT17 1NA
Offers over £749,950

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Mark Anthony Estate Agents are pleased to be instructed as sole agents to market this highly sought after property.

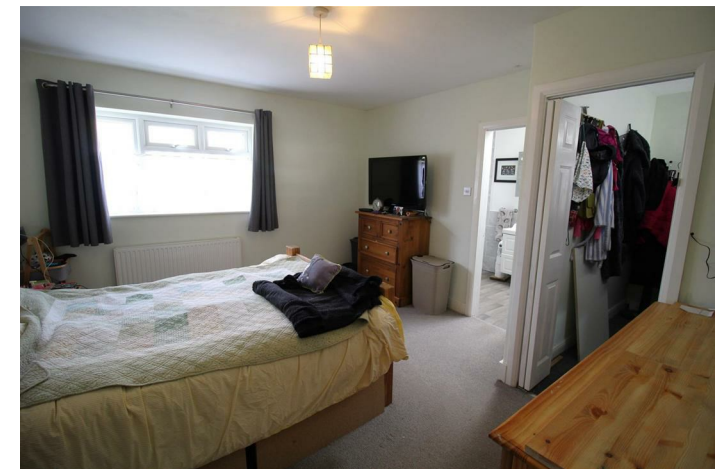
As you walk along 'The Kingsway' in particular past the crossroads. The majority of the houses were bungalows like this property, they are now a selection of unique and individual houses. Bearing this in mind with over 1500 sqft (STPP) you could build design a property of your choice to suit your taste. Whilst with the current layout is ideal for those who would prefer to live on one level, with three double bedrooms, two bathrooms, one of which is ensuite and a potential for a fourth, nursery or office. Upon entry to the property you enter a porch an ideal storage space children's buggies, shopping trolleys etc.

Off the corridor are two double bedrooms which lead to the large 16'1" x 14'8" lounge with space for table and various seating. Adjoining the lounge is the sunroom a great place to relax this leads on to a raised decking area. The size of the back garden has the potential to be designed into a beautiful large lawn or to be separated into various areas like a play area children, a mini allotment in your own back garden.

The Kingsway is in Ewell Village, near Glyn School, Ewell Grove Primary, Rosebery School for girls and Epsom College. Within walking distance to Sainsbury's kiln Lane, Epsom Town, Bourne Hall library with café and small park. Gibraltar Recreation Ground is down the road with a Bowling Club, Tennis courts and children's play area.

Ewell West and East Ewell mainline railway stations being near by.

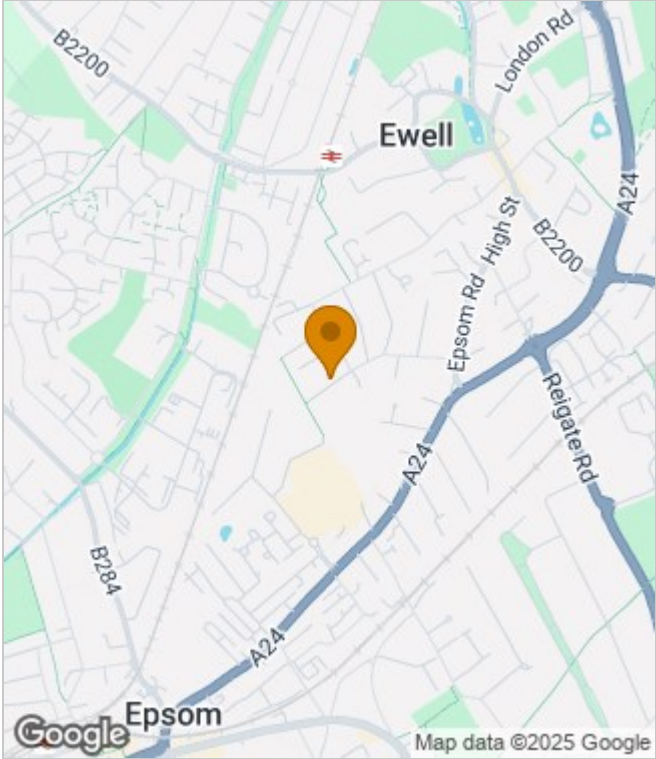
- This Deceptively spacious detached bungalow with off road parking and a sun catching 75 ft westerly aspect garden
- Three double bedrooms with a further room currently being used as a storage area by currently owner measuring 4.20m x 2.47m has the potential for a fourth bedroom, a nursery or an office
- With the larger bedroom having an en suite shower and walk in wardrobe
- The front family bathroom is currently configured with white suite with potential to be a wet room or large shower room.
- Modern fitted kitchen with breakfast bar with land adjoining to possibly enlarge sideways (sttp)
- EPC rating C



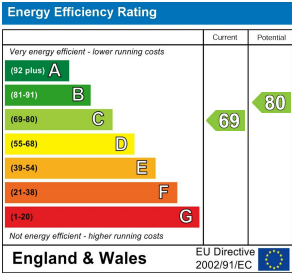
Floor Plans



Area Map



Energy Performance Graph



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