

Mark Anthony

Estate Agents



12 Elm Road, Ewell Village, KT17 2EU
Offers in excess of £700,000

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Mark Anthony Estate Agents are delighted to bring to the market this attractive four bedroom semi detached Victorian Cottage situated on the favoured South Westerly side of Elm Road. The location is ideal for Ewell West and Stoneleigh Mainline stations and for village life with a variety of local shops, restaurants, Ewell Grove and Glyn Schools.

The property has been sympathetically extended by the current owners to create an extremely well proportioned modern family home whilst retaining many original features and the Victorian character. The accommodation includes a gorgeous reception room with a delightful feature fireplace, dining room, modern fitted kitchen overlooking and leading to the patio and rear garden and spacious downstairs family bathroom.

The first floor has three double bedrooms and a naturally flowing staircase leading to the loft conversion, providing an impressive master bedroom and luxury ensuite shower room.

The South Westerly rear garden extending to 70 ft is predominantly laid to lawn and provides a wonderful space for entertaining and the family.

The 23 ft deep garage to the rear provides ample storage and parking, the property further benefits from paved frontage and dropped kerb providing off street parking. Elm Road has a delightful community spirit and is an ideal location to raise a family.

Viewing is highly recommended.

- Extended four bedroom semi detached Victorian cottage
- Situated on the favoured South Westerly side of Elm Road
- Accommodation thoughtfully extended and arranged over three floors
- Period features and character
- Impressive master bedroom and luxury ensuite
- Reception room with feature fireplace
- Modern fitted kitchen and separate dining room
- South Westerly aspect 70ft rear garden
- Detached garage and off street parking
- Epc Rating D



Ground Floor
49.0 sq.m. (527 sq.ft.) approx.

Garage
2.54m x 5.20m
8'4" x 20'4"

Kitchen
3.91m x 2.15m
12'10" x 7'1"

Bathroom

Reception Room
3.00m x 3.71m
9'10" x 12'2"

Reception Room
5.20m x 4.11m
17'1" x 13'6"

Porch

1st Floor
38.5 sq.m. (414 sq.ft.) approx.

Bedroom
2.20m x 3.71m
7'2" x 12'2"

Bedroom
3.00m x 2.84m
9'10" x 9'4"

Bedroom
3.37m x 3.49m
11'1" x 11'6"

Landing

UP

DOWN

2nd Floor
32.0 sq.m. (344 sq.ft.) approx.

Bedroom
3.70m x 6.29m
12'2" x 20'7"

Ensuite

Bathroom

Stairs

DOWN

TOTAL FLOOR AREA: 119.5 sq.m. (1286 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> <div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div>		63	79
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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