

Mark Anthony

Estate Agents



1 Lyncroft Gardens, Ewell Village, KT171UR
Asking price £1,250,000





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Mark Anthony Estate Agents are delighted to act as sole agents to market this wonderful family home set in one of Ewell Villages premier roads. The location is ideal for Ewell Grove, Glyn, Blenheim and Ewell Castle Schools as well as village life with its excellent local shop's, restaurants and choice of two zone 6 Mainline stations to London Waterloo, Victoria and London Bridge, which makes Ewell a great place to live.

The property has been extended and modernised by our clients and now offers, two separate reception rooms, plus that all important 35 ft Kitchen, diner, family room with bi folding doors on to a lovely paved patio, with a small raised pond giving you that relaxing sound of running water. On the ground floor there is also a utility room and W.C.

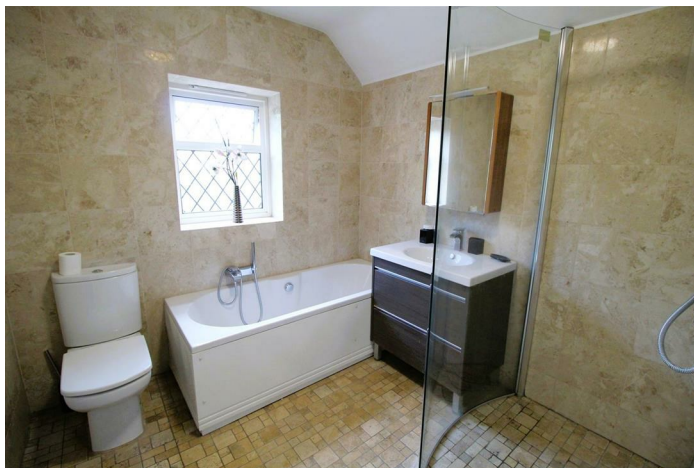
The spacious first floor landing feeds five bedrooms and a wet room style family bath combined shower room. The master bedroom has dual aspect windows, fitted bedroom furniture and an ensuite shower room. The two rear aspect bedrooms used to be one larger room and could easily be reinstated.

The driveway provides plenty of off road parking, double gates lead to a garage and workshop.

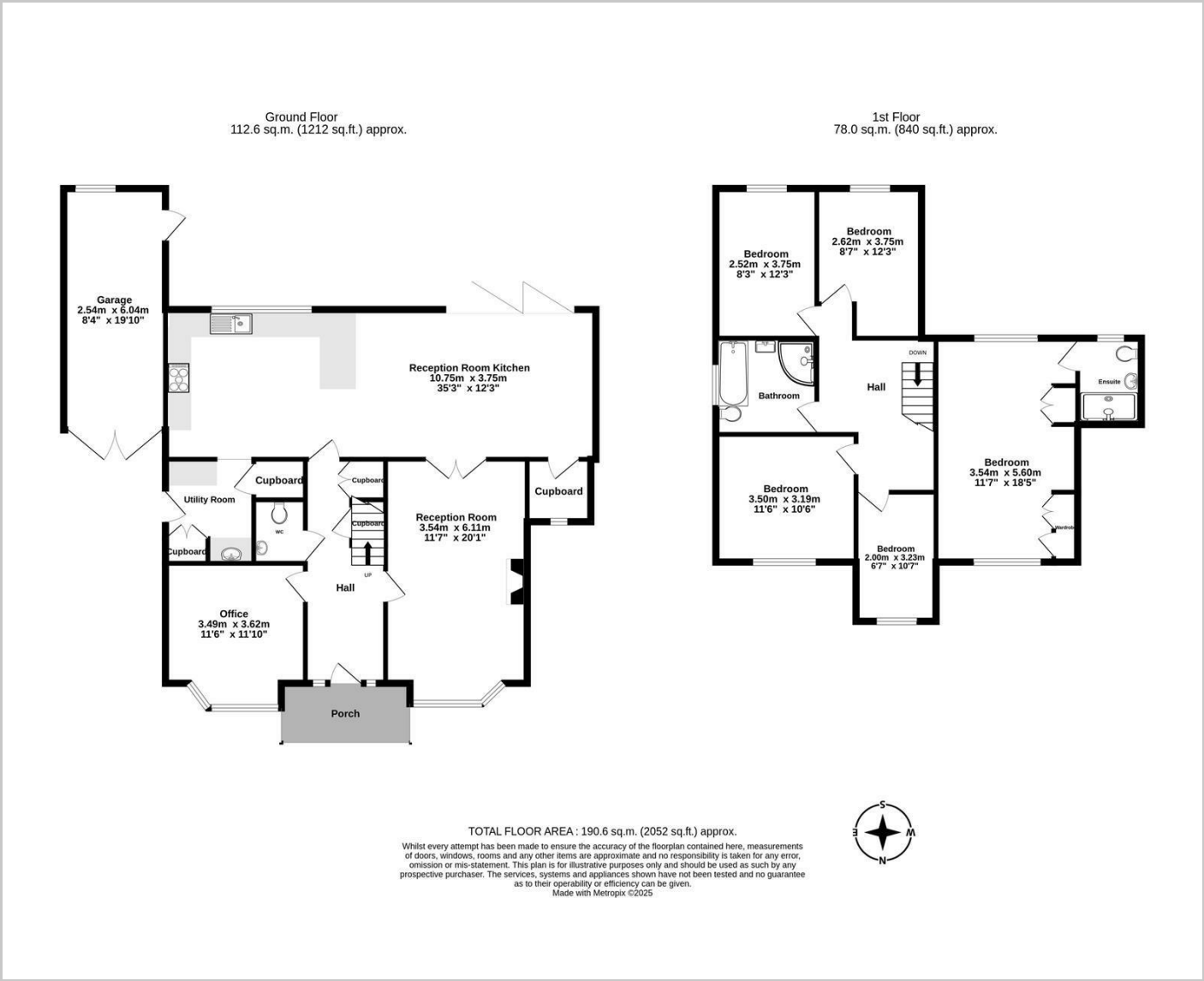
The South East facing rear garden extends to 90 ft and is predominantly laid to lawn with a paved terrace and decking.

Viewing is highly recommended to appreciate this attractive home in a wonderfully convenient location.

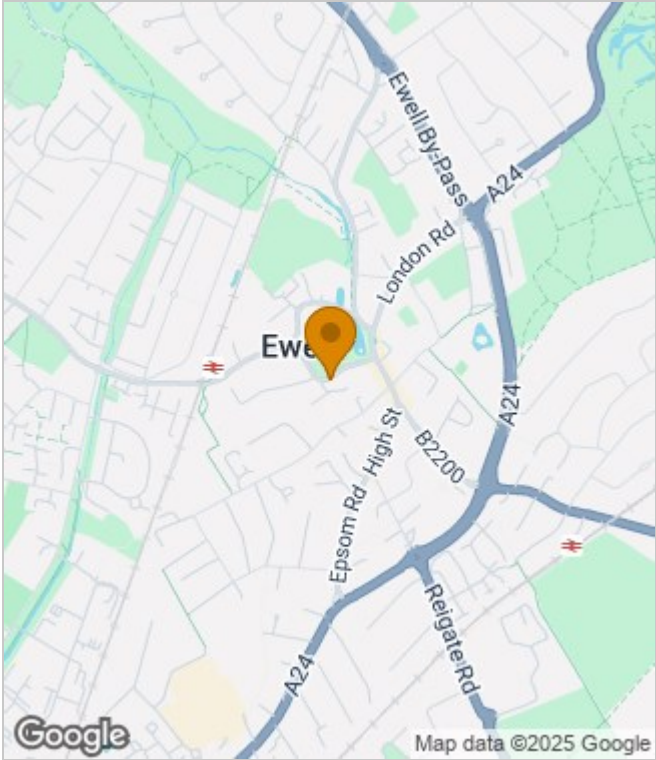
- Wonderful family home set in one of Ewell Villages premier roads
- Ideal location for Ewell Grove, Glyn, Blenheim and Ewell Castle schools
- Choice of two Zone 6 Mainline stations to Waterloo, Victoria and London Bridge
- Two separate reception rooms
- Rear aspect 35 ft Kitchen, diner family room with bi folding doors
- Five bedrooms with two bathrooms
- Utility room and downstairs W.C
- 90 ft South East facing garden
- Viewing is highly recommended
- EPC Rating D



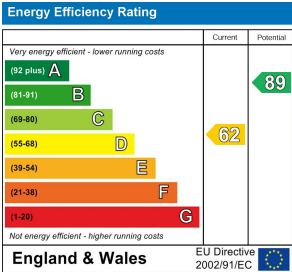
Floor Plans



Area Map



Energy Performance Graph



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