



London Road, Ewell, , KT17 2BT  
Guide Price £700,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



HUNTERS®

HERE TO GET *you* THERE

# London Road, Ewell, , KT17 2BT

**Guide Price £700,000**

**NO CHAIN!** Hunters are pleased to present this semi-detached family home situated on the corner of Nonsuch Park. The property comprises of generous living space with a through lounge reception, leading to an extended kitchen/diner as well as a utility room complimented with underfloor heating for added convenience. There is also a ground floor WC.

On the first floor, there is a spacious master bedroom with fitted wardrobes, along with two other double bedrooms and a modern family bathroom.

Off-street parking is available to the front of the property and a private garden with a large outbuilding to the rear spanning over 300 square feet with the added benefit of having power supply as well as being fully insulated and ready to be used as a home office. The property is located in close proximity to excellent transport links and amenities. Viewings are highly recommended.

**Guide Price £700,000 - £750,000**







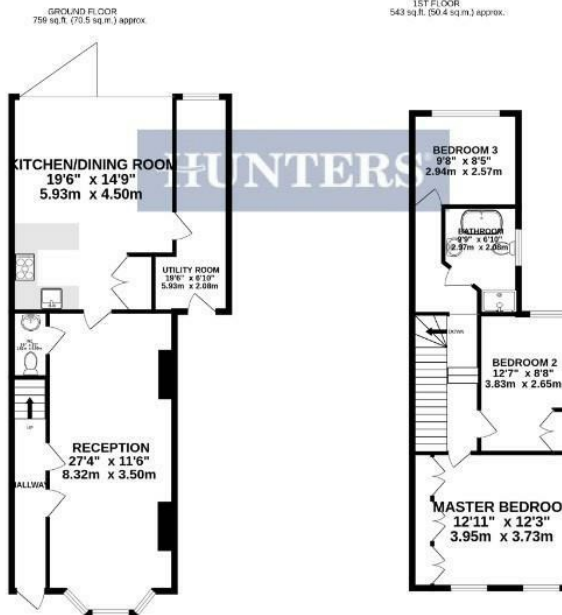
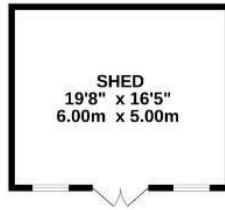


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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TOTAL FLOOR AREA : 1301 sq.ft. (120.9 sq.m.) 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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## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
0208 432 2347 | Website: [www.hunters.com](http://www.hunters.com)

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