



## London Road, Ewell

- Share of Freehold
- Two Double Bedrooms
- Private Garden and separate second Garden
- Garage
- Ground Floor
- Long Lease
- Off Street Parking
- Excellent Transport Links

**Asking Price £425,000**

**Tenure: Leasehold -  
Share of Freehold**

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# London Road, Ewell

## DESCRIPTION

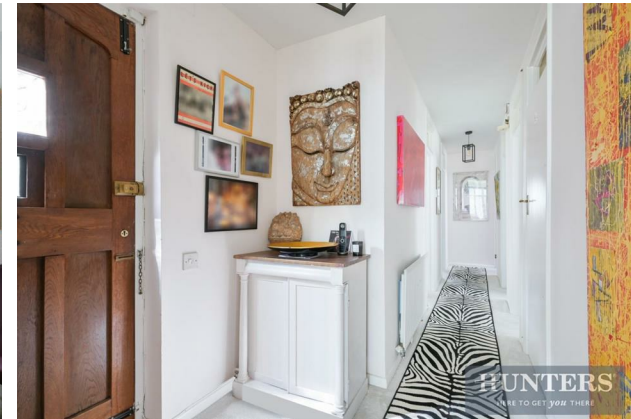
Nestled on London Road in the charming area of Ewell, this delightful maisonette offers a perfect blend of comfort and convenience. Spanning an impressive 729 square feet, this property boasts two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable home office space.

The living area is well-proportioned, providing a welcoming reception room that is perfect for relaxation or entertaining guests. The property features a well-appointed bathroom, ensuring all your needs are met. The maisonette, dating back to the 1930s and 1950s, exudes character and charm, reflecting the architectural style of its era.

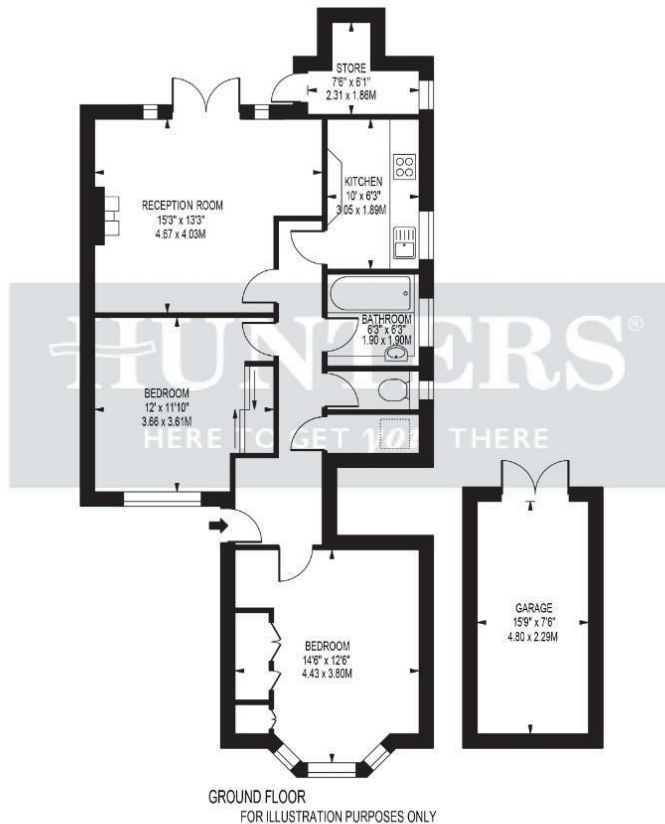
One of the standout features of this property is the off-street parking, along with a garage located at the rear. This is a rare find in such a desirable location, offering both convenience and security for your vehicles.

Additionally, the property includes a separate second garden area, providing a private outdoor space for gardening, relaxation, or enjoying the fresh air. The maisonette is conveniently situated opposite the beautiful Nonsuch Park, offering residents easy access to expansive green spaces, perfect for leisurely strolls, picnics, or outdoor activities.

In summary, this maisonette on London Road presents an excellent opportunity for those looking to reside in a tranquil yet accessible area of Ewell, with ample amenities and picturesque surroundings. Don't miss the chance to make this charming property your new home.



**ANNE BOLEYN COURT**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 729 SQ FT - 67.72 SQ M  
 (EXCLUDING GARAGE & STORE)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 118 SQ FT - 10.99 SQ M  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORE: 31 SQ FT - 2.87 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

## Viewing

Please contact our Hunters Worcester Park Office on 0208 432 2347 if you wish to arrange a viewing appointment for this property or require further information.  
 94 Central Road, Worcester Park, KT4 8HU  
 Tel: 0208 432 2347 Email: worcesterpark@hunters.com <https://www.hunters.com>



Council Tax: C

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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