



Ewell Road, Surbiton

- *Guide Price £550,000 - £575,000*
- Two Double Bedrooms
- Home Office/ Out Building
- Viewings are Highly Recommended

Guide Price £550,000

- Mid Terraced Family Home
- Ideal First Time Purchase
- Private Rear Garden



Tenure: Freehold

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Ewell Road, Surbiton

DESCRIPTION

Nestled on Ewell Road in the charming area of Long Ditton, Surbiton, this delightful two-bedroom mid-terraced family home offers a perfect blend of comfort and convenience. Built between 1930 and 1939, the property exudes character while providing modern living spaces suitable for families or couples alike.

Upon entering, you are welcomed into a spacious living area that invites relaxation and social gatherings. The well-designed layout flows seamlessly into a fully fitted kitchen, which is ideal for those who enjoy cooking and entertaining. Adjacent to the kitchen, the dining room provides a lovely space for family meals or hosting friends, making it the heart of the home.

The two bedrooms are generously sized, offering ample space for rest and personalisation. The bathroom is conveniently located, ensuring ease of access for all residents.

Outside, the front garden adds a touch of greenery and charm to the property, providing a pleasant view and a space to enjoy the outdoors.

This home is perfectly situated, with local amenities and transport links within easy reach, making it an excellent choice for those seeking a vibrant community atmosphere. Whether you are a first-time buyer or looking to downsize, this mid-terraced house presents a wonderful opportunity to create lasting memories in a lovely setting.

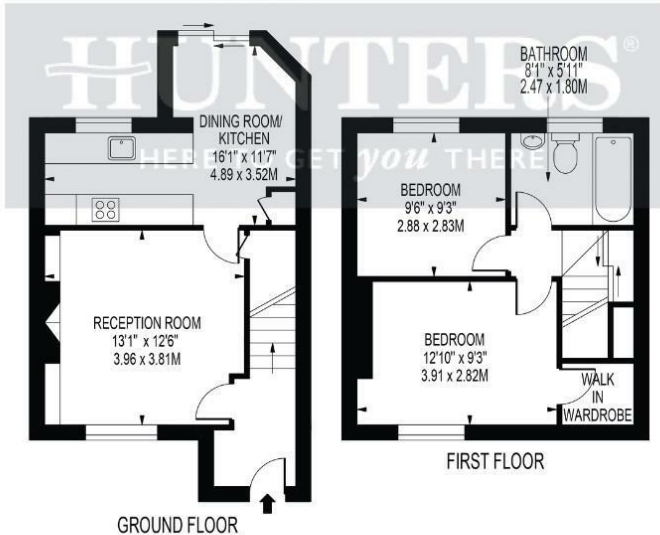


**EWELL ROAD,
LONG DITTON**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 691 SQ FT - 64.20 SQ M
(EXCLUDING GARDEN OFFICE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARDEN OFFICE: 56 SQ FT - 5.18 SQ M



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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.

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

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

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.

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