



2 Williams Place, Ewhurst GU6 7RQ

 Chantries
& Pewleys





Property Description

Guide Price: £625,000

- Modernised detached bungalow
- Three double bedrooms
- Two bathrooms
- Separate annexe
- Adaptable accommodation
- South facing garden
- Village location
- Access to walks across the Surrey Hills
- Freehold Council Tax Band: E
- EPC: C

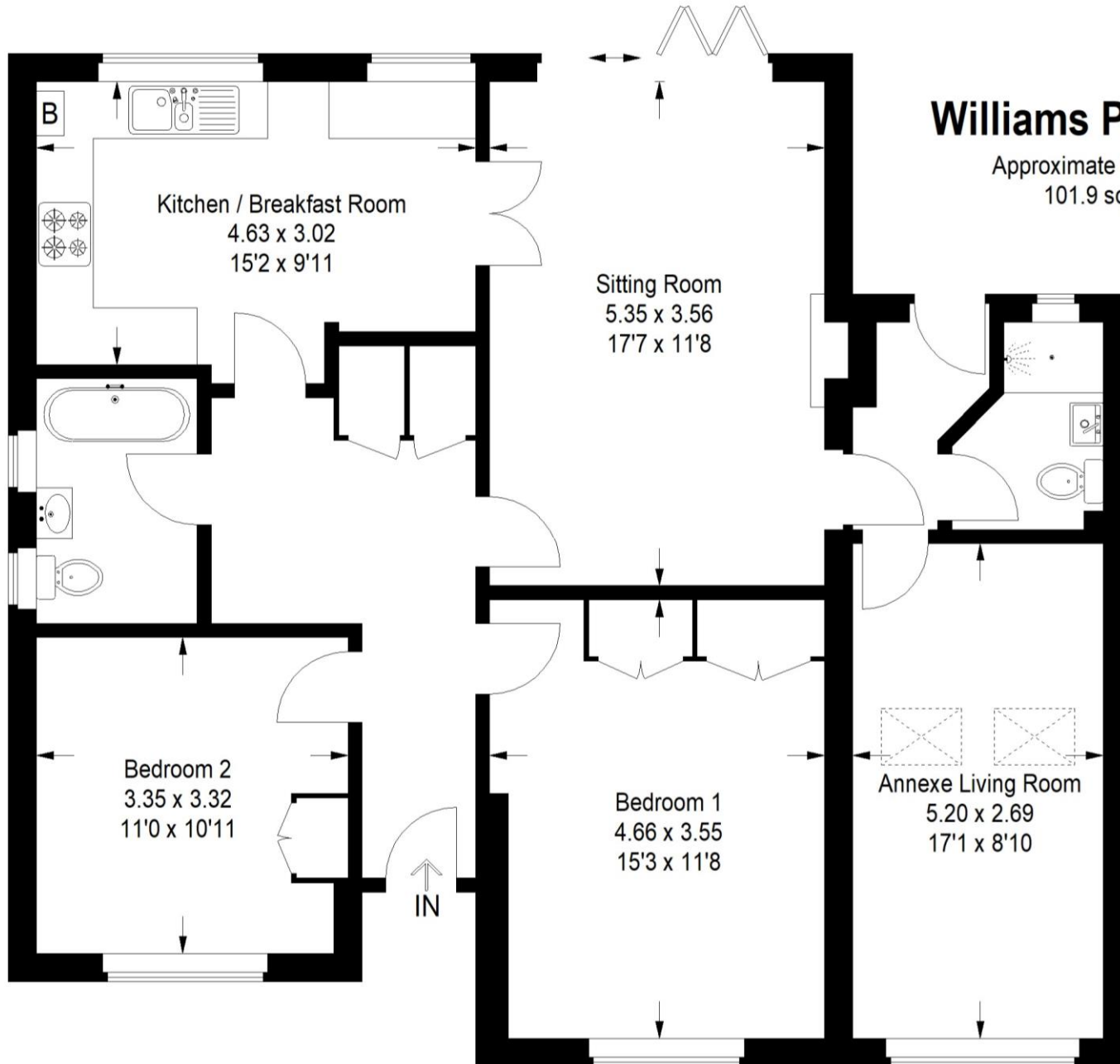
A much improved detached three bedroom bungalow with a sunny southerly aspect, situated in a small close in the heart of this popular village, at the foot of the Surrey hills.

The property is approached via a block paved driveway providing off road parking for two cars and a picket fenced garden area with boarder planting. A decorative tiled entrance hall with a double storage cupboard leads to the well appointed kitchen/dining room with a comprehensive range of units with oak worktops, gas hob and electric fan oven positioned at the rear of the property. French doors open into the living room with an open fireplace, stone hearth and bi-folding doors extending onto the patio and garden with a bright and sunny southerly aspect. Off of the living room there is a self contained annex offering a bedroom to the front of the property with vaulted ceiling and a fully tiled wet room with a separate stable door opening onto the rear patio. There are two further double bedrooms with built in storage positioned at the front of the property and a family bathroom with a modern suite, free standing bath and a feature mosaic wall.

Outside there is a full width paved patio stepping onto a lawn and deep mixed planted borders enjoying a southerly aspect. There is a garden shed and access to the side of the property. The property benefits from double glazed windows and two gas fired boilers, a separate one has been installed for the annex. At the end of the close there is access to a footpath offering beautiful walks throughout the surrounding countryside at the foot of the Surrey hills. We highly recommend a visit as bungalows in this central location are rarely available.







Williams Place, Ewhurst

Approximate Gross Internal Area
101.9 sq m / 1097 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Chantries & Pewleys

ESTATE AGENTS

Cranleigh Sales 01483 347888
cranleigh@chantriesandpewleys.com

Guildford Sales 01483 405222
guildford@chantriesandpewleys.com

Merrow Sales 01483 347100
merrow@chantriesandpewleys.com

Shalford Sales 01483 304344
shalford@chantriesandpewleys.com

Lettings 01483 405222
lettings@chantriesandpewleys.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

