



Worthfield Close, Ewell

The **PERSONAL** Agent

Offers In Excess Of £700,000 Freehold

- Four Bedrooms
- Kitchen / Dining Room
- Spacious Lounge
- Utility Room & D/S W/C
- Ensuite Shower Room
- 100ft Garden
- Detached Double Garage
- Walk to Shops, Schools & Station



The Personal Agent are excited to offer to the market this stunning four bedroom family home, situated at the end of a Cul de Sac in West Ewell, half a mile from Ewell village centre.

The property has undergone extensive building work to create 1339 sq ft of accommodation including an open plan kitchen / dining room across the rear with two sets of sliding doors to the garden.

A spacious lounge with bay window is found to the front of the property which has a range of high quality storage units either side of the chimney breast.

Upstairs are four bedrooms including the 14 x 13ft principal bedroom with a stunning ensuite shower room. Velux windows above the shower room and family bathroom allow in plenty of natural light even on gloomier days; they are wonderful spaces

in which to start your day.

Outside, a driveway from the front leads to a detached double garage which sits in an unusually large end of Cul de Sac plot.

Early viewing essential. Sole agents.

The picturesque Ewell Village is half a mile away and offers a variety of shops, restaurants, cafés and pubs. The Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum, it regularly holds gatherings such as fairs. In the heart of the village lies the Hogsmill river leading up to the nature reserve.

There are a range of popular local schools and of course both Ewell East and West stations with their connections to London.

Alternatively nearby Epsom is a busier market town and has the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts.

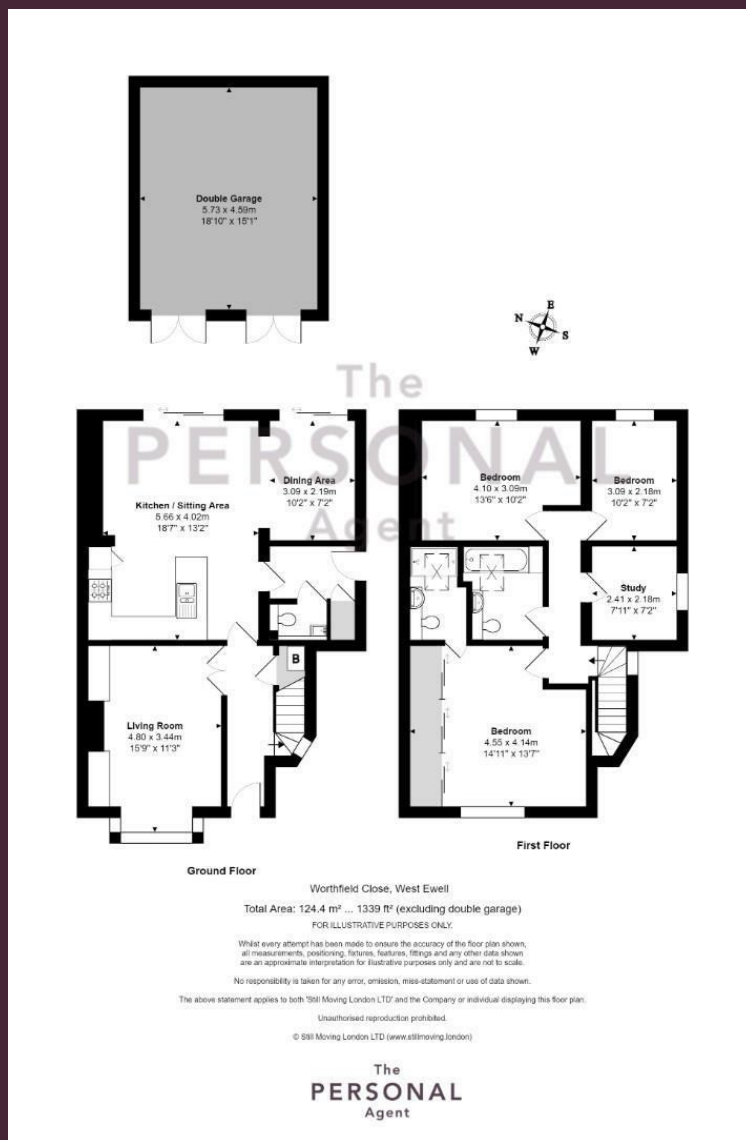
Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick.

Tenure - Freehold

Council tax band - D







Energy Efficiency Rating		
	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		
England & Wales		EU Directive 2002/91/EC
	68	79

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

