



Preston Drive, Ewell

The **PERSONAL** Agent

Price Guide £1,000,000

Freehold

- Stunning Detached Bungalow
- Four Double Bedrooms
- 25 x 16ft Kitchen / Dining / Living Room
- Bi Fold Doors Across Rear
- Three Bathrooms
- Utility Room
- South Facing Garden
- Walk to Shops, Schools & Station



Offering just under 2000 sq ft of truly stunning accommodation is this four double bedroom detached bungalow situated at the end of a Cul de Sac just outside Ewell Village.

To the rear of the property is a breath taking kitchen / dining / living space measuring over 25 x 16ft, with 18ft high vaulted ceilings and a full height glass wall of windows overlooking the garden. Bi folding doors span the width of this space. The kitchen is open plan to a cosy lounge space, and also has doors to a utility and boiler room which runs from the front to the back of the property.

Despite the impressive total floorspace the current owners elected to create just four large bedrooms

instead of five or six which, is generally a more popular layout with buyers. The principal bedroom measures over 22 x 12ft with 13ft high ceilings. Two of the bedrooms have spacious ensuite shower rooms which match the family bathroom for contemporary style.

The driveway to the front provides parking for several cars and features an EV charging point, while the rear garden faces almost exactly south and measures approximately 50ft in length.

Early viewing essential. Sole agents.

The property is situated within close proximity to Ewell Village, Bourne Hall Park and Medical Centre and

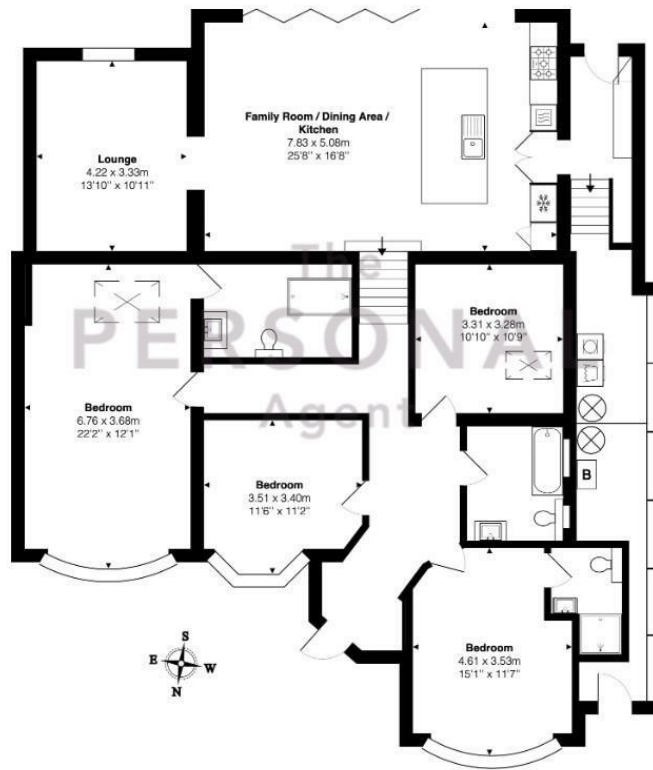
both Ewell West & Ewell East main line station offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy access to the A3 7 M25 (Junction 9). Ewell Village has a variety of shops including a Sainsburys Local there is also a wide variety of cafés, restaurants and pubs available locally.

Ewell is a popular commuter village, located to the south west of London and offers a good mix of state and independent schools for all age groups.

Tenure - Freehold
Council tax band - E







Ground Floor

Preston Drive, Ewell

Total Area: 180.2 m² ... 1940 ft²

FOR ILLUSTRATIVE PURPOSES ONLY.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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