



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

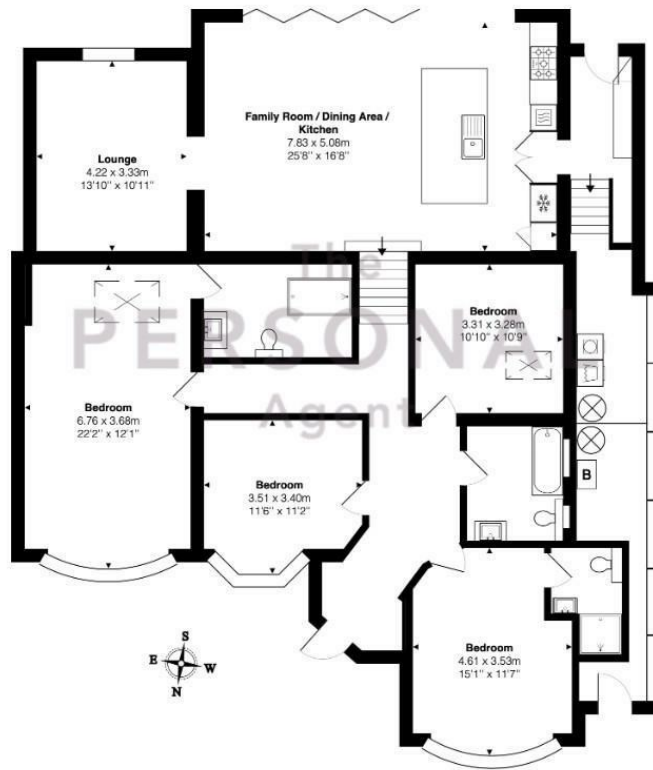
both Ewell West & Ewell East main line station offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy access to the A3 7 M25 (Junction 9). Ewell Village has a variety of shops including a Sainsburys Local there is also a wide variety of cafés,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

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, mis-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

© Still Moving London LTD (www.stillmoving.london)

The
PERSONAL
Agent

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

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333699

LETTINGS & MANAGEMENT

163 High Street
Epsom, Surrey, KT19 8EW
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

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.

