



Danetree Road, Ewell

The **PERSONAL** Agent

# Offers Over £550,000

## Freehold

- Three Bedroom End Of Terrace
- Entrance Hall
- Downstairs Cloakroom
- Living Room
- Modern Kitchen/Dining Room
- Modern Family Bathroom
- Level Rear Garden
- Ample Driveway
- Popular Residential Area



A well presented three bedroom house with driveway providing ample off road parking situated in a popular residential area close to West Ewell and a short walk to Ewell Village and Horton Country Park.

The property is approached via a blocked paved driveway with parking for several vehicles leading to covered front entrance with a secure gate and fence to side leading to the level rear garden and front door opening to the hallway with a handy downstairs cloakroom, stairs to the first floor landing and doors off to all ground floor rooms.

The ground floor living space is bright and spacious consisting of a living room with oak effect flooring which runs throughout the ground floor and a double

glazed window to the front aspect. There is large opening to a fully fitted modern kitchen/dining room providing plenty of space for entertaining with a breakfast bar and double glazed patio door which overlook and lead to a level and secluded rear garden.

On the first floor are three bedrooms and a modern family bathroom all with double glazed windows.

The rear garden is laid mainly to lawn with a paved patio area all enclosed by boarder fencing with large wooden summer house and secure gate to the front drive.

The picturesque Ewell Village under / less then 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.

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.

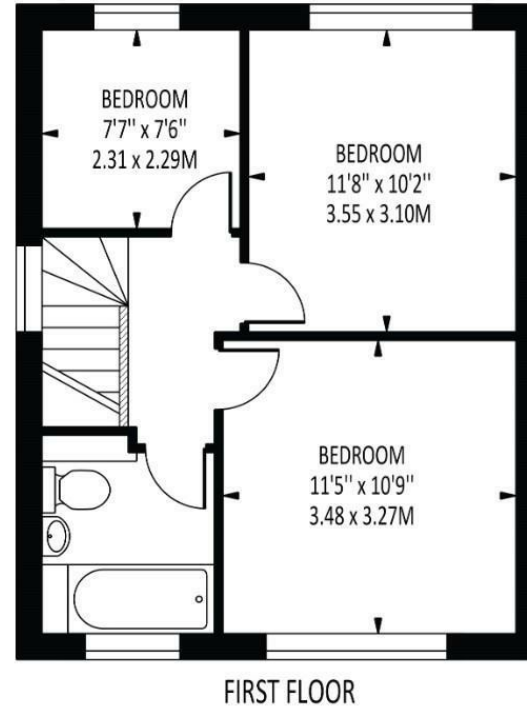
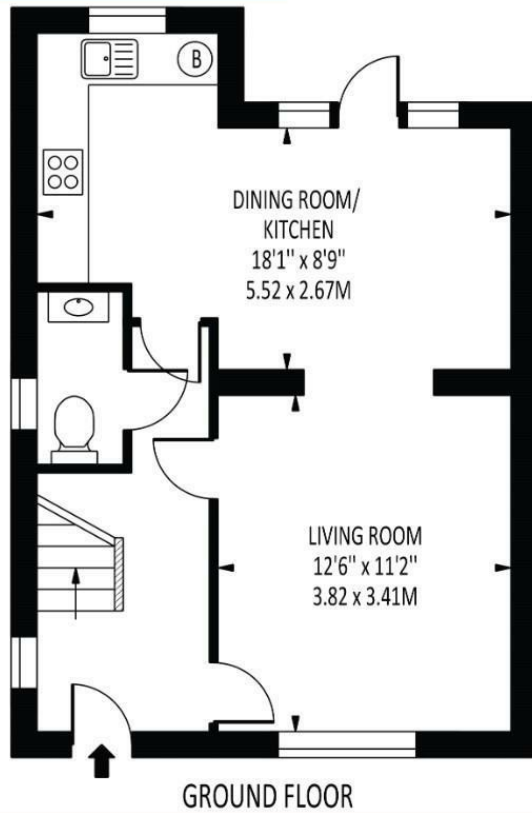




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Danetree Road  
Total Area: 854 SQ FT • 79.31 SQ M



Disclaimer: 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 of 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.  
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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.

