



Larch Crescent, Ewell

The **PERSONAL** Agent

Guide Price £485,000

Freehold

- Semi Detached Family Home
- Three Well Proportioned Bedrooms
- Bright And Spacious Reception Room
- Fitted Kitchen And Bathroom
- Landscaped And Private Rear Garden
- Garage To The Front Of The Property



NO ONWARD CHAIN. The Personal Agent are delighted to welcome to the market this spacious three bedroom semi detached family home set within a popular and sought after cul de sac with in West Ewell.

The property itself boasts a large and bright reception room which offers access to both the fitted kitchen and the rear garden, along with a three well proportioned bedrooms and a modern family bathroom.

The property also boasts a large garage to the front of the property along with a landscaped and private rear garden.

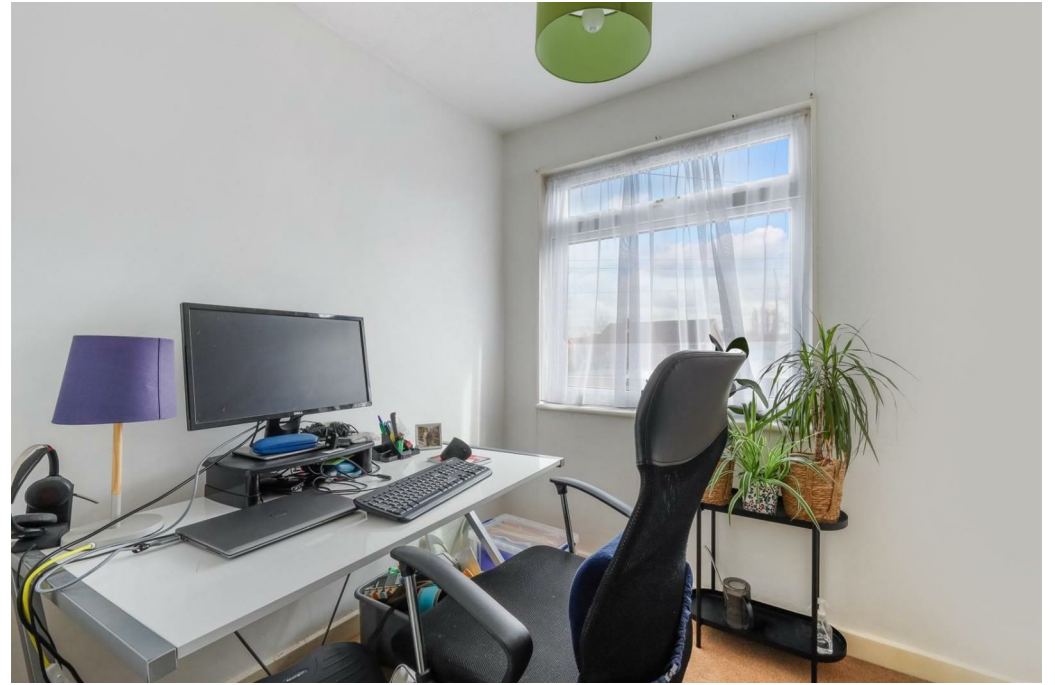
With so much to offer we recommend your earliest viewing to avoid missing out on a home sure to have high levels of interest.

Ewell Village has a variety of shops including a Sainsburys Local, and a wide variety of cafés, restaurants and pubs available locally. Ewell is a popular commuter town, located to the

south west of London and offers a good mix of state and independent schools for all age groups including a number of Ofsted 'Excellent' rated schools again at all age groups. While West Ewell equally offers fantastic transport links to London and beyond along with a number of great local amenities and attractions such as Horton Country Park, Hogsmill Nature Reserve, local leisure and gyms including the popular David Lloyd.

Tenure - Freehold



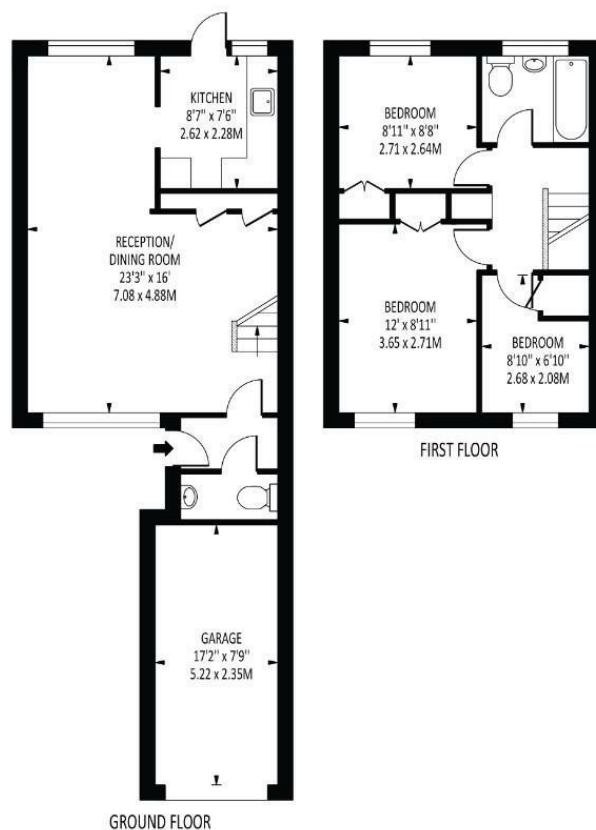


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Total Area: 913 SQ. FT • 84.86 SQ. M
(Including Garage)
Garage Area: 132 SQ. FT • 12.27 SQ. M



Disclaimer: For illustrative 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) A			87
(81-91) B			
(69-80) C		69	
(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	

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