



Amis Avenue, Ewell

The **PERSONAL** Agent

Price Guide £660,000

Freehold

- Three Bedroom Bungalow
- Entrance Hall
- Separate Cloakroom
- Lounge/Dining Room
- Kitchen
- Conservatory
- Shower Room
- Well Established Level Rear Garden
- Detached Garage
- Blocked Paved Driveway

A three bedroom semi detached bungalow with large blocked paved driveway, detached garage with power and lighting and a well established and secluded level rear gardens situated in popular residential area.

The property is approached via blocked paved driveway proving ample off road parking which leads to a detached garage accessed via an electric open and over roller door fully equipped with power and lighting.

The accommodation is arranged over one level and is accessed via an enclosed entrance porch with inner door to the hallway with access to a shower room and a handy separate cloakroom.

The main reception room is bright and spacious with plenty of space for table and chairs and benefits from an adjoining conservatory which enjoys peaceful views over the rear garden.



The kitchen is fitted with a matching range of floor and wall mounted units with space and plumbing for kitchen appliances, double glazed window to the side and a door which leads out to the rear terrace and garden.

A particular feature of the property is the larger than average level rear garden with paved terrace which leads to a well established lawn with flower beds stocked with a variety of mature trees, plants and shrubs, wooden timber sheds, a greenhouse and detached garage offer plenty of garden storage and there is a useful gate which leads out to the front driveway.

In the heart of nearby Ewell Village lies The Spring and The Hogsmill River leading up to the nature reserve which links West Ewell. There are a range of popular local schools and of course Chessington North, Ewell East and Ewell West stations

with their connections to London that are within a short distance away.

Nearby Epsom 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. 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 international airports.

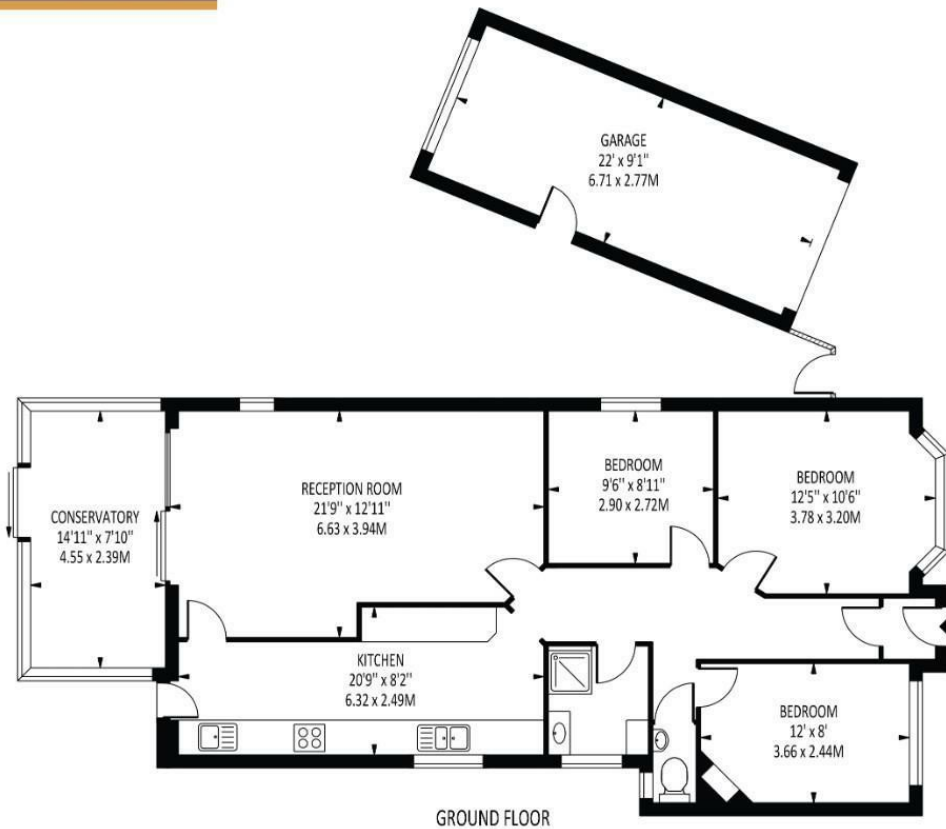




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Total Area: 1212 SQ FT • 112.60 SQ M
(Including Garage)
Garage Area : 200 SQ FT • 18.59 SQ M



GROUND FLOOR

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) A			86
(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	

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