



Elm Way, Ewell

The **PERSONAL** Agent



# £700,000

## Freehold

- Stunning Semi-Detached Family Home
- Enclosed Entrance Porch
- Two Reception Rooms
- Modern and Stylish Kitchen
- Downstairs Cloakroom
- Four Good Sized Bedrooms
- Luxury En-Suite Shower and Family Bathroom
- Level and Secluded Rear Garden
- Driveway and Integral Garage
- Vendor Suited



A stunning four bedroom semi detached family home offering contemporary and stylish living accommodation throughout with large driveway, integral garage and well established level rear garden situated in a popular residential area.

This beautiful property is in show home condition and offers modern and stylish living accommodation for the whole family to enjoy.

You approach the property via a large driveway leading to an integral garage with an up and over door fully equipped with power and lighting and offering further potential for conversion should you wish to increase the living space or in need of a ground floor bedroom.

There are two good sized reception rooms; a lounge with bay window with wooden shutters to the front aspect and a separate dining room with double windows and French doors providing

access to a terrace and secluded rear garden.

The kitchen is fully fitted with a range of stylish floor and wall mounted units with contrasting worktops and integrated kitchen appliances including a Quooker tap. There is a handy downstairs cloakroom and a personal door to the garage.

Upstairs are four bedrooms all with double glazed windows and radiators with a high spec modern shower room directly opposite the master bedroom and a matching family bathroom ideal for family and guests, so no queuing for the bathroom in the morning!

The rear garden is well established and laid mainly to lawn with flower beds stocked with variety of plants, trees and shrubs with a wooden summer house and a further large shed and there is a useful outside electrical socket, should you wish to connect a power supply.

The owners have already secured their onward property! so this beautiful property can be purchased in-time for the school summer holidays. Call now to arrange a viewing.

The property is situated within close proximity to Ewell Village, Bourne Hall Park and Medical Centre and Stoneleigh, Ewell West & Ewell East main line stations 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 Sainsbury's 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





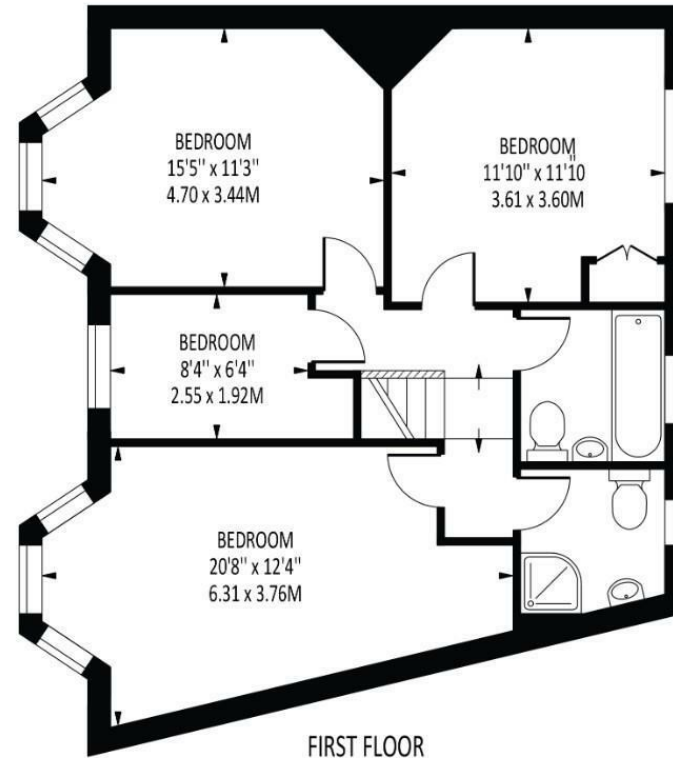
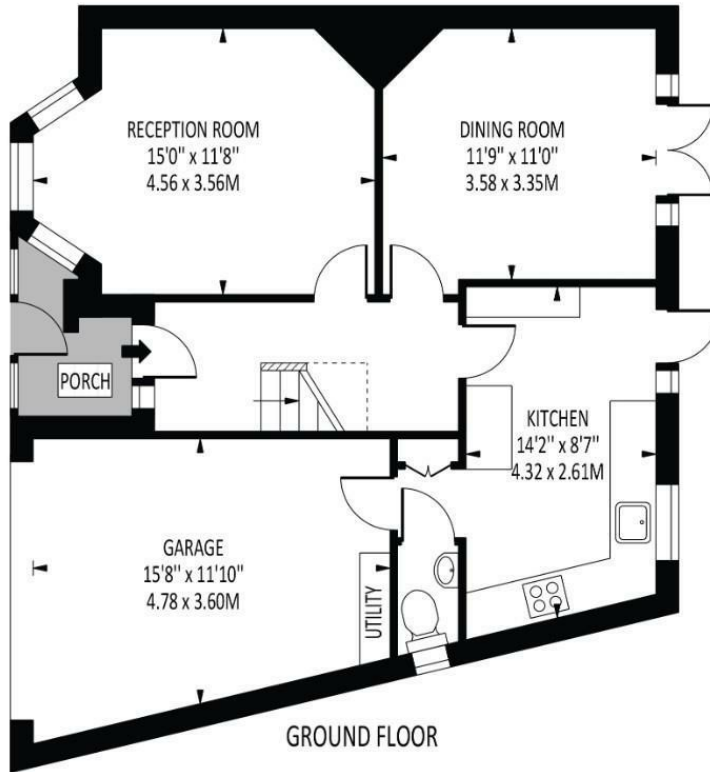






Total Area: 1379 SQ FT • 128.14 SQ M  
(Including Garage)  
Garage Area : 174 SQ FT • 16.20 SQ M

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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	



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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.

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