



Mole Court, Ewell

The **PERSONAL** Agent



# £425,000

## Freehold

- Three Bedrooms
- Terraced House
- 17ft Kitchen / Breakfast Room
- 17ft Lounge / Dining Room
- Downstairs W/C
- Southerly Aspect Garden
- Cul de Sac Location
- Vendor Suited



This well presented, three bedroom family home is situated towards the end of a Cul de Sac in West Ewell close to the wide open spaces of the Hogsmill nature reserve.

The property offers a modern, 17ft kitchen / breakfast room and an equally large lounge / dining room across the rear with double doors to the garden.

To the first floor are three generously proportioned bedrooms and a stylish family bathroom.

To the rear of the property is a lawned garden with a southerly aspect measuring approximately 42ft in length.

Early viewing essential. Sole agents.

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.

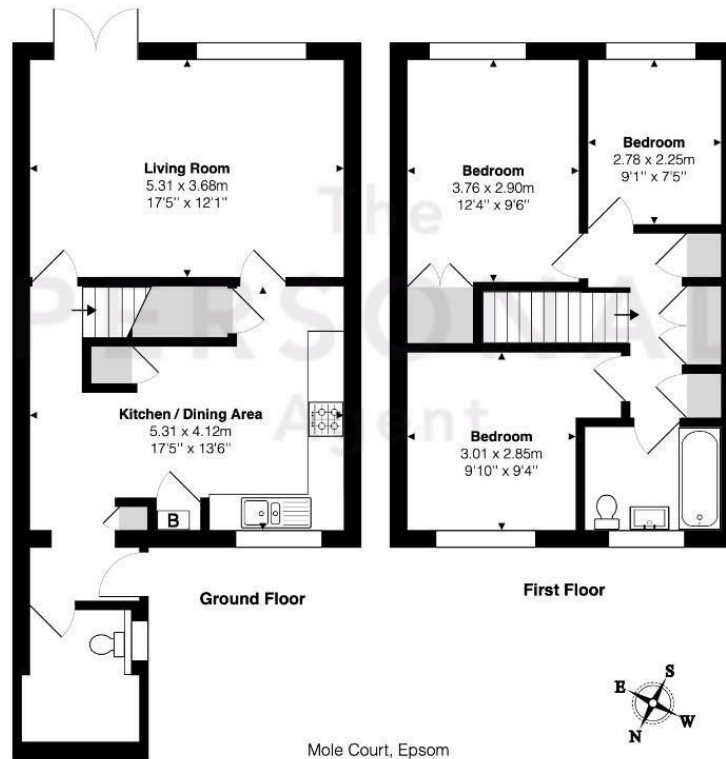
Tenure - Freehold  
Council tax band - C











Mole Court, Epsom  
 Total Area: 91.1 m<sup>2</sup> ... 981 ft<sup>2</sup>  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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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