



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.

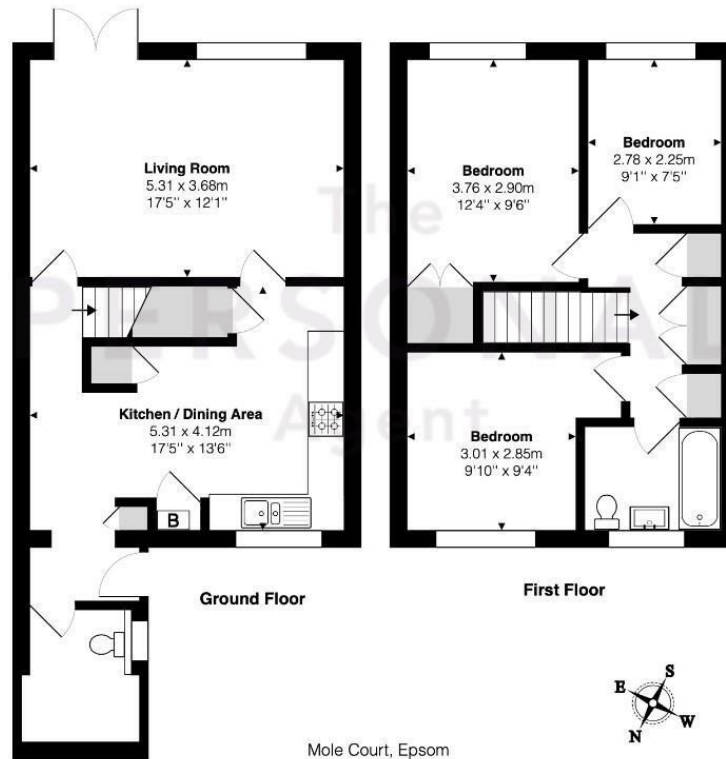
Ewell is a popular commuter town, located to the south west of London and offers a

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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Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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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>		
(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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