



Chessington Road, Ewell

The **PERSONAL** Agent

Price Guide £775,000

Freehold

- Double Fronted Detached House
- Four Bedrooms
- Three Receptions Rooms
- Modern Double Aspect Kitchen
- Separate Utility Room
- Downstairs Cloakroom
- Modern Family Bathroom
- Driveway with Ample Parking
- Attached Garage
- Level and Secluded Rear Garden



A well appointed four bedroom bay fronted detached house offering modern and stylish living accommodation throughout with an ample driveway, attached garage and a level and secluded south facing rear garden. Viewing Highly Recommended.

The property is approached via driveway screened by mature hedging and leading to an attached garage and an enclosed entrance lobby with door through to the hallway with stairs to the first floor landing and a access to a handy downstairs cloakroom.

The property boasts impressive living accommodation consisting of three generously sized reception rooms all laid with engineered oak flooring; a spacious lounge with wood burning stove and granite hearth and large double glazed bay window to the front aspect. A formal dining room affording plenty of space for entertaining with double glazed sliding patio patio

doors which overlook and lead out to a timber decked terrace and a secluded rear garden and a spacious family room which is currently used as home gym and an ideal space for either working or relaxing.

The kitchen/breakfast is double aspect and fitted with a matching range of floor and wall mounted units in white with oak effect worktops and a matching breakfast bar. Off the kitchen is a useful utility room/lean-to providing lots of storage space and plumbing for white goods. From here you can access the outside and garage which offers potential for conversion.

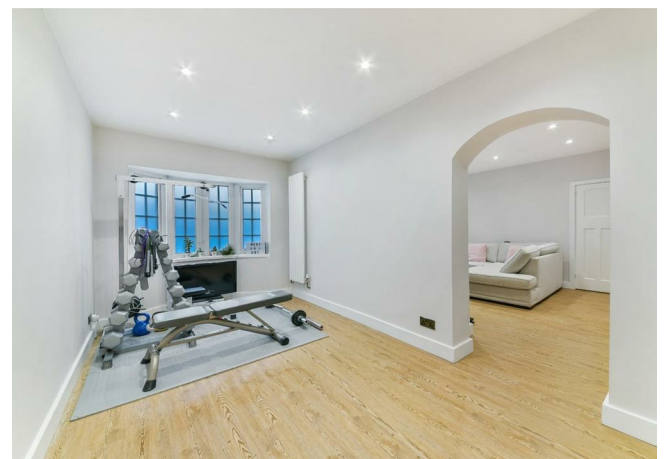
Upstairs there are four bedrooms all with double glazed windows with the 4th bedroom currently used as a home office/study and a gorgeous contemporary style bathroom which is fully tiled and fitted with tasteful matching suit in white with a double ended bath and a large walk in shower that you won't want to get out of in the mornings!

The rear garden is south facing, level and secluded and laid mainly to lawn with flower beds and mature borders, timber decking and paved terraces and feature fish pond.

The property is situated within a mile of Ewell Village which offers a variety of shops, restaurants, cafés and pubs. The Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres.

In the heart of the village lies the Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West stations with their connections to London. For those wanting to enjoy outside activities, the property is close to Horton Country Park with its hundreds of acres of woodland and bridle paths and also close to the Hogsmill Nature Reserve.

Tenure: Freehold.

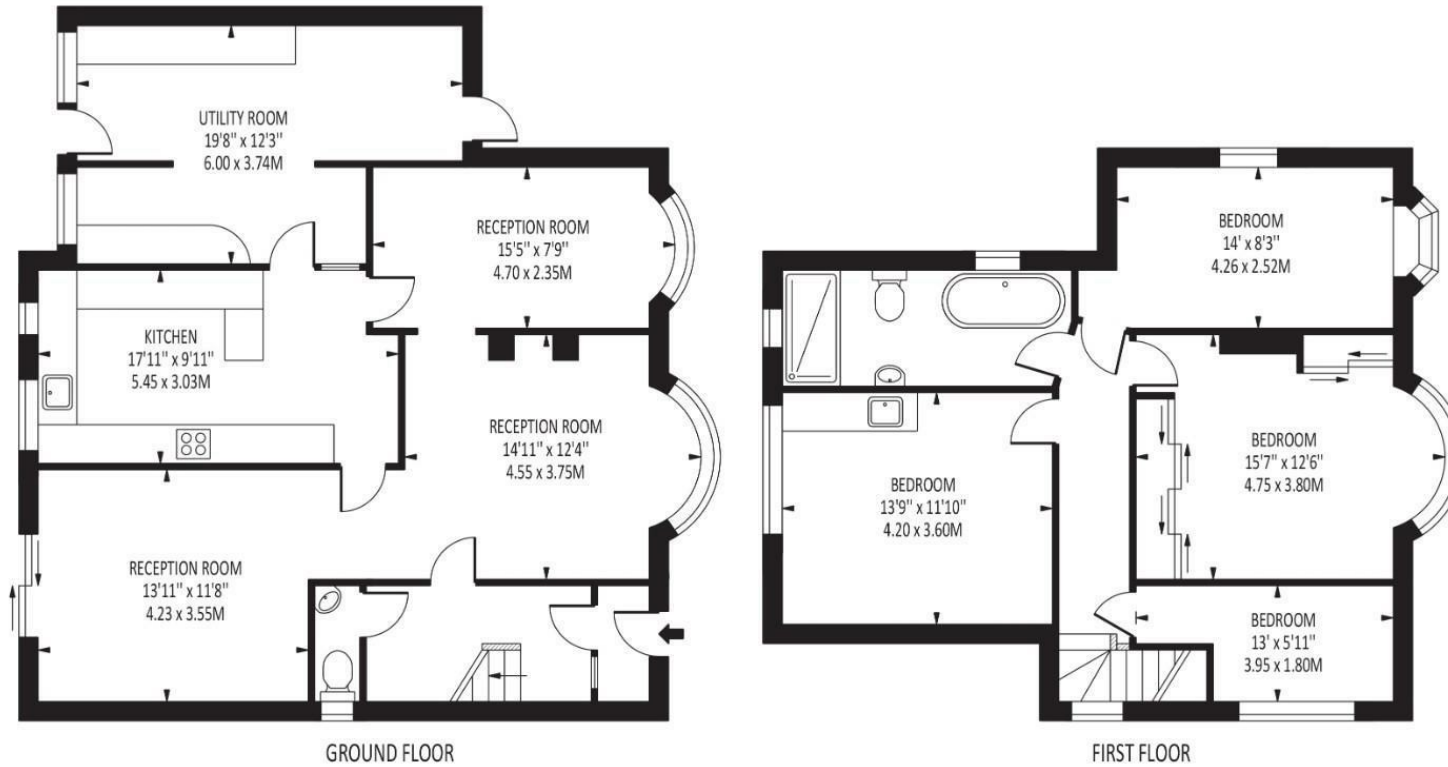




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Chessington Road
Total Area: 1721 SQ FT • 159.88 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	83
England & Wales		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only
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