



Chesterfield Road, Ewell

The **PERSONAL** Agent

# Guide Price £600,000

## Freehold

- Guide Price £625,000 to £650,000
- Detached Bungalow
- South East Facing Garden
- 3 Double Bedrooms
- Extended Kitchen
- High Ceilings
- Scope To Extend (STPP)



The Personal Agent are delighted to offer this extended three-bedroom detached bungalow in Ewell presents a perfect blend of modern luxury and convenience and set on a tree lined residential road.

This family home offers a beautiful curb appeal, off street parking for two cars and side access to the private rear garden, a both of this have private lighting. As you enter the property you will immediately notice the high ceilings.

This property offers a bigger than average reception room which is the perfect location for family entertainment, a dining room, a large modern kitchen with plenty of storage facilities, a three piece shower room, three large bedrooms and a fantastic south

facing garden to the rear with a summer house and shed. This property can be extended into the loft (STPP).

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Nearby, the picturesque Ewell Village 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 fairs. 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.

Alternatively nearby Epsom is a busier market town and has the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. 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.

Additionally the property is set within close proximity to Horton Golf and Country Club as well as a number of fantastic and family friendly parks along with some great pet friendly walking spots.

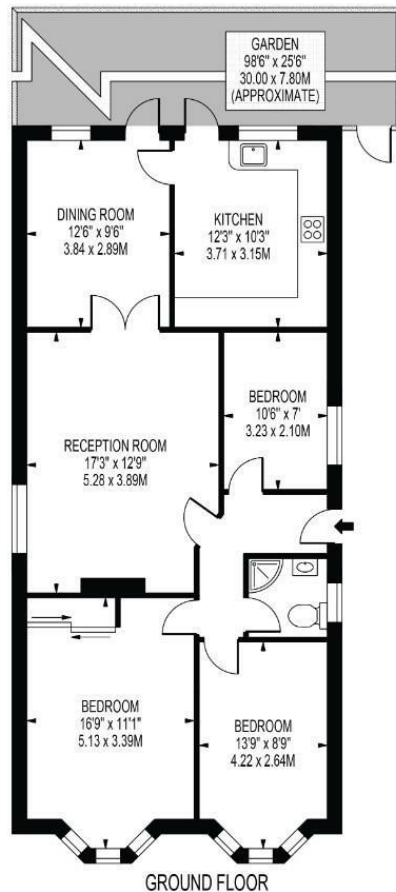
Tenure - Freehold





## CHESTERFIELD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 923 SQ FT - 85.74 SQ M



GROUND FLOOR  
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 OR 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			78
(81-91) B			
(69-80) C			
(55-68) D		58	
(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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### STONELEIGH/EWELL OFFICE

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### LETTINGS & MANAGEMENT

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The  
**PERSONAL**  
Agent

**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

