



Ewell By Pass, Ewell

The **PERSONAL** Agent

Offers In Excess Of £550,000 Freehold

- Semi Detached Family Home
- Three Well Proportioned Bedrooms
- Bright 28ft Reception Room
- Modern Kitchen And Bathroom
- Generous Block Paved Driveway
- 77ft Rear Garden With Vehicular Access
- Useful Loft Storage Space
- Huge Scope To Extend STPP
- Scope To Create Garage Or Garden Room
- Close To Ewell Village & Stoneleigh Broadway



The Personal Agent are delighted to welcome to the market this spacious and well presented three bedroom semi detached family home set within a short walk to both Ewell Village and Stoneleigh Broadway.

The property itself boasts a large and bright reception room, modern kitchen with access directly out to the rear garden, three well proportioned bedrooms along with a modern family bathroom and access to a large loft space.

The property goes on to offer a private and

landscaped 77ft rear garden along with side access and off street parking to the front of the property for multiple cars. There is also an access road at the rear of the garden, with scope to create a garage or a garden room with direct access to the rear if required.

With so much to offer, along with a huge amount of scope to extend the existing property further too (STPP) we really do recommend your earliest viewing to avoid missing out on a home sure to have high levels of interest.

Stoneleigh is a highly sought after residential

area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Tenure - Freehold
Council Tax: D



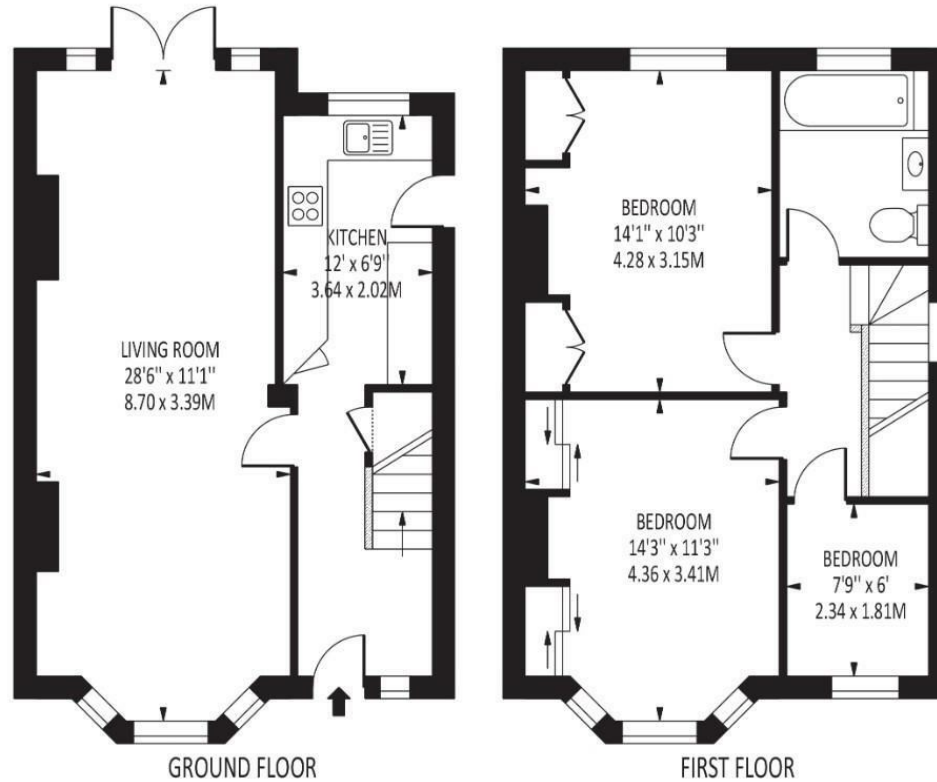


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Total Area: 943 SQ FT • 87.57 SQ M



Disclaimer: 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 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.

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			
England & Wales		EU Directive 2002/91/EC	

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