



Crosslands Road, Ewell

The **PERSONAL** Agent



# Offers Over £550,000

## Freehold

- Semi Detached House On Corner Plot
- Entrance Porch
- Hallway
- Lounge/Dining Room
- Double Aspect Kitchen
- Three Bedrooms
- Family Bathroom
- Front and Rear Gardens
- Ample Driveway and Detached Garage
- No Onward Chain

This three/four bedroom semi detached house occupies a bold corner position with a detached double garage and ample off road parking and offers further potential for extension subject to planning permission. Offered to the market with No Onward Chain.

You approached the property via a lawned front garden with ample driveway leading to a detached double garage with an electric roller door and is fully equipped with power and lighting and a side gate with secure access to the rear garden.

The home itself is well presented and accessed via an enclosed entrance porch with door to the entrance hall with stairs to the first floor landing and doors to all ground floor rooms.

Downstairs there is one reception area; a bright and spacious lounge with double glazed leaded light bay window to the front



aspect and dining room with double glazed leaded light windows and French doors overlooking and leading out to the terrace and rear garden.

The double aspect kitchen is fully fitted with a range of floor and wall mounted high gloss units in white with contrasting worktops and space for and plumbing for appliances with a double glazed door to the rear garden.

Upstairs there are three bedrooms all with double glazed windows, radiators and modern family bathroom and a useful 4th bedroom/study in the loft accessed via the rear bedroom.

The garden is laid mainly to lawn with paved terrace patio with access to workshop and detached garage.

The property is situated in quiet residential area directly

opposite Hogsmill Nature Reserve and Woodland Walk and is offered to the market with no onward chain.

The picturesque Ewell Village under / less than a mile away and 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.

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.







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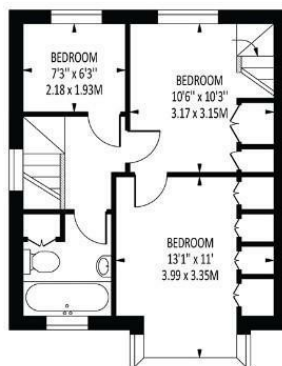


Crosslands

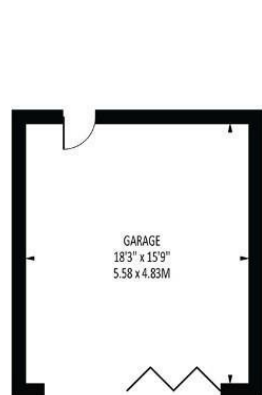
Total Area: 1223 SQ. FT • 113.63 SQ. M (including Garage)  
Garage Area: 290 SQ. FT • 26.95 SQ. M



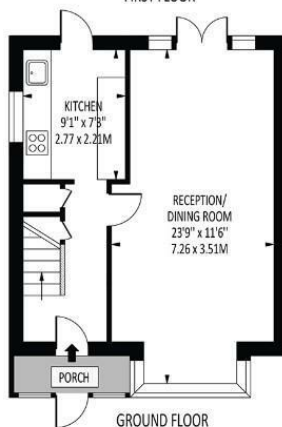
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



GROUND FLOOR

Disclaimer: For illustrative 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) <b>A</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

**EPSOM OFFICE**

2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

**STONELEIGH/EWELL OFFICE**

62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

**BANSTEAD OFFICE**

141 High Street  
Banstead, Surrey, SM7 2NS  
01372 333699

**LETTINGS & MANAGEMENT**

163 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
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**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.



