



Ewell Park Way, Stoneleigh

The **PERSONAL** Agent

Offers Over £800,000

Freehold

- Elegant Semi Detached House
- Front garden with Driveway
- Entrance Hall
- Separate Living Room
- Stunning Kitchen/Dining/ Family Room
- Bi-Folding Doors to the rear garden
- Three Good Sized Bedrooms
- Modern Family Bathroom
- Well Established Level Rear Garden
- Attached Garage + Potential for Extension S.T.P.P



This exceptional three bedroom semi detached house with driveway and attached garage sits on a beautiful well established level position and is located in one of Stoneleigh's most desirable tree lined roads NO ONWARD CHAIN Viewing Highly Recommended.

You approach the home via a well stocked front garden with a stone paved driveway which leads to an attached garage and enclosed enclosed porch with door to a bright and airy hallway and a handy downstairs cloakroom.

On the ground floor is a separate sitting room with a large double glazed bay window with bespoke window shutters to the front aspect and feature fireplace with multi fuel stove, perfect for those crisp autumn and winter months, after walking around the historic Nonsuch Park which is located at the end of the road.

The heart of the home is of course the kitchen and this one is guaranteed to impress! This large room is flooded with plenty of natural light, due to the floor to ceiling bi-folding doors which perfectly frame the stunning rear garden. The kitchen itself is a home cook's dream! fitted with a stylish range of floor and wall mounted shaker style units with ample worktop space and range of integrated kitchen appliances. Off the kitchen is an attached garage fully equipped with power and lighting offering further potential for conversion to an additional reception room or extension above.

Upstairs there are three generously appointed bedrooms all with double glazed windows and a modern family bathroom, which you won't want to leave in the mornings.

A particular feature of the home is the sunny and secluded level rear garden with a large paved terrace seating area perfect for relaxing and enjoying the tranquil setting which is enclosed with a variety of mature trees, plants and shrubs.

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.

Epsom with its range of shops, restaurants, sports facilities, mainline railway station and theatre, as well as the Epsom Downs Racecourse which hosts the world renowned Derby Day is close by. Kingston offering a more comprehensive range of shops is also a short drive away.

Tenure - Freehold.

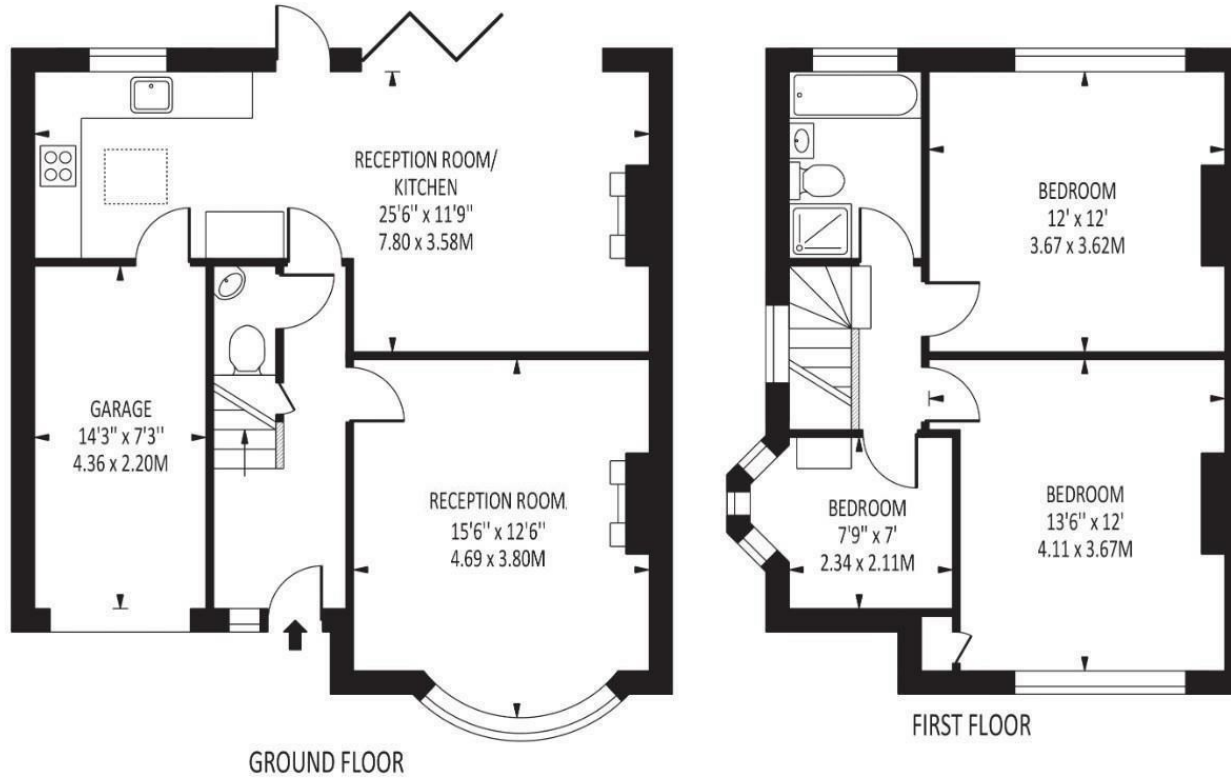




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Ewell Park Way

Total Area: 1085 SQ FT • 100.84 SQ M
(Including Garage)
Garage Area: 103 SQ FT • 9.60 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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