



Belfield Road, Ewell

The **PERSONAL** Agent

# Price Guide £600,000

## Freehold

- Extended Terraced Family Home
- Four Well Proportioned Bedrooms
- Two Bright Reception Rooms
- Modern Kitchen And Bathroom
- Landscaped And Private Front And Rear Gardens
- Walking Distance To Ewell Village
- No Onward Chain



Nestled on the charming Belfield Road in Ewell, this extended four-bedroom terraced family home is a true gem waiting to be discovered. Boasting two reception rooms, four bedrooms, and a modern family bathroom, this property offers ample space for comfortable living.

This extended house is full of charm while also being in good condition throughout. The modern kitchen is perfect for whipping up delicious meals, while the bright reception rooms provide a welcoming space to relax and entertain.

Conveniently located within walking distance to both Ewell Village and Ewell West Train station, this home offers easy access to amenities and excellent transport

links. Additionally, with parking for two vehicles, you'll never have to worry about finding a spot after a long day.

Step outside to enjoy the beautifully landscaped and private rear garden, ideal for soaking up the sun or hosting outdoor gatherings with family and friends.

Don't miss out on the opportunity to make this wonderful property your new home. Your earliest viewing is highly recommended to fully appreciate all that this chain free home has to offer.

The picturesque Ewell Village is less than half 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.

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.

Tenure - Freehold.



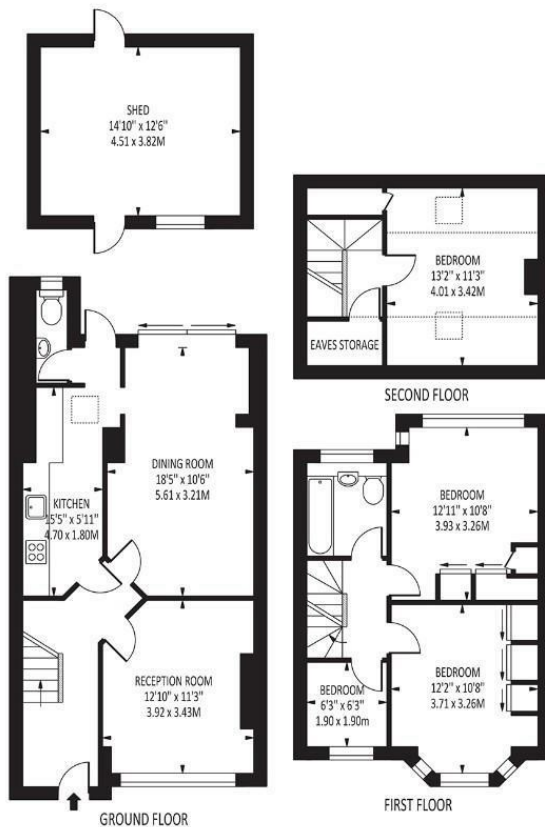


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**Belfield Road**

Total Area: 1347 SQ. FT • 125.11 SQ. M  
 (Including Eaves Storage, Restricted Height Area & Shed)  
 Eaves Storage & Restricted Height Area: 98 SQ. FT • 9.12 SQ. M  
 Shed Area: 185 SQ. FT • 17.23 SQ. M



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	

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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.

