



Ewell Court Avenue, Ewell

The PERSONAL Agent

£540,000

Freehold

- Well Presented Bungalow in Popular Location
- Covered Front Entrance
- Bright and Spacious Lounge
- Modern Shaker Style Kitchen
- Three Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Level Rear Garden
- Front Garden With Driveway
- No Onward Chain



A three bedroom semi detached bungalow with driveway and level rear garden situated in a popular residential area and offered to the market with no onward chain.

This well presented bungalow has been modernised throughout and is located in the desirable Ewell Court area close to local shops, restaurants and supermarkets.

You approach the property via a private driveway providing off road parking and leading to a covered front entrance with door to the hallway and doors off to all rooms.

Bright and spacious lounge with double glazed window overlooking the rear garden and brick built feature fireplace.

Modern shaker style kitchen with worktops and space and plumbing for kitchen appliances and double glazed window

and door overlooking and leading to the rear garden.

There are three bedrooms all with double glazed windows and radiators some of which benefit from fitted wardrobes and there is a modern en-suite shower room to one of the rooms and a modern family bathroom with matching suite in white including a panel enclosed bath.

Outside the rear garden is laid mainly to lawn with flowerbeds stocked with variety of plants trees and shrubs and a handy brick built outhouse all enclosed by border fencing.

The property is situated within close proximity to Ewell Village, Bourne Hall Park and Medical Centre and both Ewell West & Ewell East main line station offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy access to the A3 7 M25 (Junction 9).

Ewell Village has a variety of shops including a Sainsburys Local there is also a wide variety of cafés, restaurants and pubs available locally.

Ewell is a popular commuter village, located to the south west of London and offers a good mix of state and independent schools for all age groups.

Tenure - Freehold





EWELL COURT AVENUE

Total Area 730 SQ FT / 67.79 SQ METRES

Shed Area 62 SQ FT / 5.81 SQ METRES

TOTAL AREA 792 SQ FT / 73.6 SQ METRES



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | 69 | |
| (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 | |

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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