



Lakehurst Road, Ewell Court

The **PERSONAL** Agent



# £690,000

## Freehold

- Private Driveway
- Entrance Hall + Downstairs Shower Room
- Spacious Lounge/Dining Room
- Fully Fitted Kitchen
- Study/Bedroom Four
- Two Ground Floor Bedrooms
- Master Bedroom With Juliet Balcony
- Dressing Room/Nursery + En-Suite Bathroom
- Level Lawned Rear Garden
- No Onward Chain.



A bright and spacious three/four bedroom semi detached bungalow with private driveway and level rear garden offering modern and stylish living accommodation throughout situated in a popular residential area and offered to market with no onward chain.

This lovely bungalow has been modernised by the current owners and provides well appointed living space and adaptable accommodation over two floors.

The ground floor is accessed via a bright and airy entrance hall with a handy downstairs shower room, with a large walk-in shower. Two double bedrooms both with double glazed bay windows to the front aspect and a spacious lounge/dining room providing plenty of space for the whole family to enjoy with access out on to the rear garden and a separate study/bedroom four.

Modern fully fitted kitchen with matching range of floor and wall mounted high gloss units in white with ample worktop space and space and plumbing for kitchen appliances.

Upstairs there is a large master suite consisting of a double aspect bedroom with Juliet balcony which overlooks the rear garden and skylight which flood the room with natural light. Access to eaves storage space and a walk-in dressing room or nursery as well as a luxurious modern bathroom that you wont want to leave in the mornings.

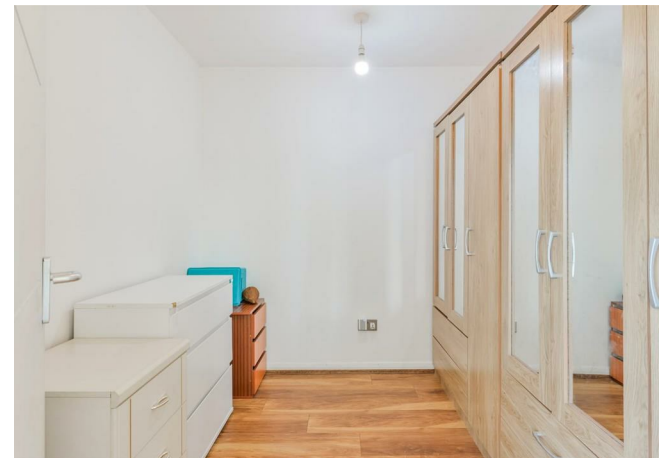
Outside the rear garden is level and secluded, laid mainly to lawn with large wooden timber shed all enclosed by border fencing.

There is ample off road parking to the front and the property is being sold with no onward chain.

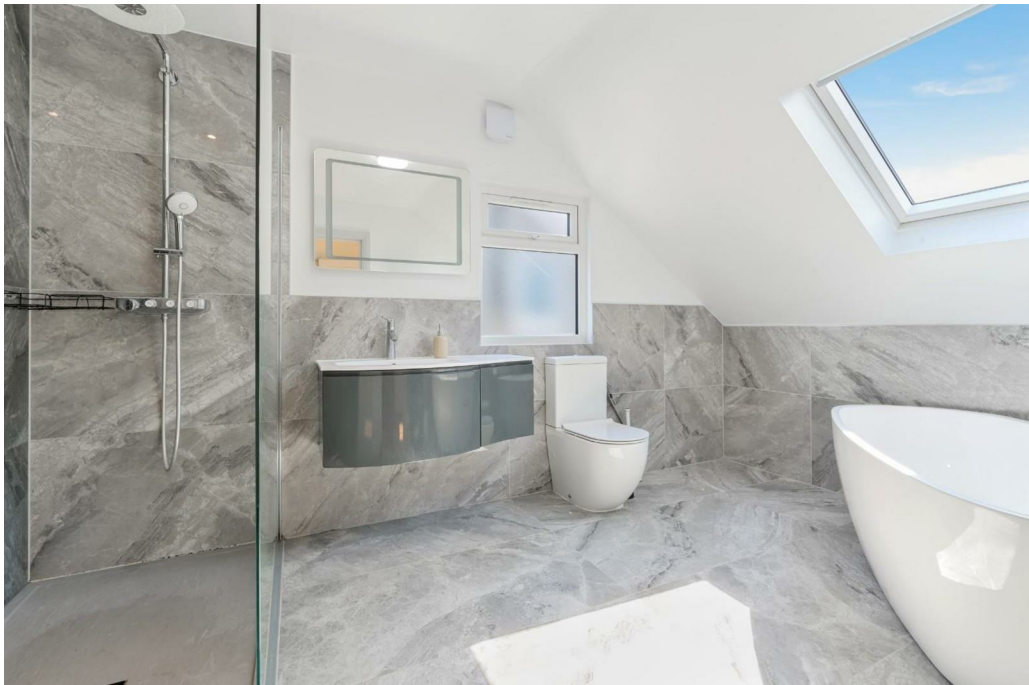
The property is situated within close proximity to Ewell Village, Bourne Hall Park and Medical Centre and both Ewell West & Ewell East main line station offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy access to the A3 7 M25 (Junction 9).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









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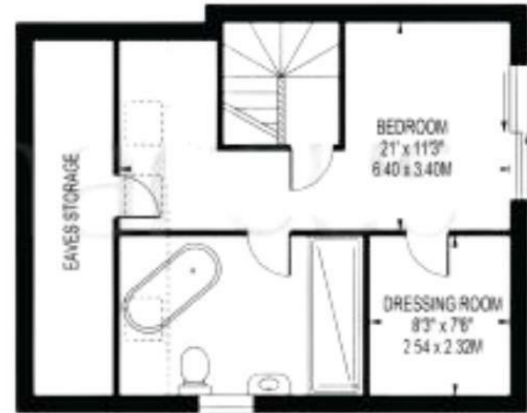
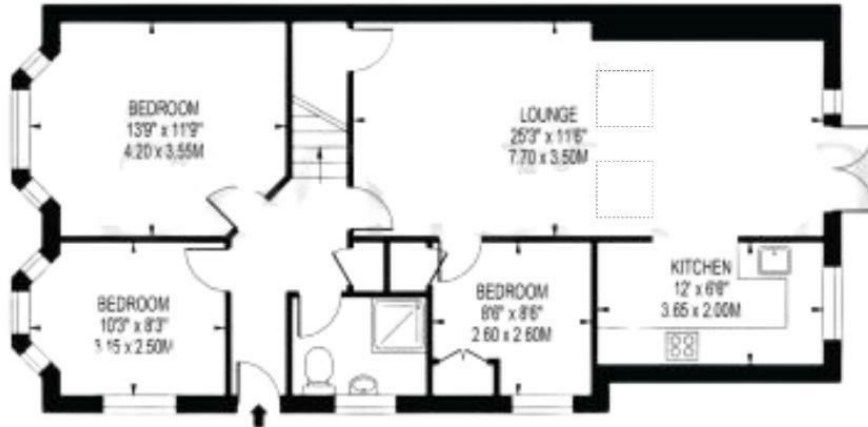


## LAKEHURST ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1308 SQ FT 121.56 SQ M  
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT:  
137 SQ FT - 12.76 SQ M

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</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	



GROUND FLOOR

FIRST FLOOR

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 OR 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.

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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