



Firwood Avenue, Ewell

The **PERSONAL** Agent

Price Guide £600,000

Freehold

- Attractive Semi Detached Bungalow
- Block Paved Driveway
- Enclosed Entrance Porch and Hallway
- Through Lounge With Dining Area
- Modern Fully Fitted Kitchen
- Lean-To/ Utility Room
- Two Double Bedrooms
- Spacious Family Bathroom
- Landscaped Level Rear Garden
- Cul-de-sac Location and No Onward Chain



A beautifully presented and extended two bedroom semi-detached bungalow with driveway, attached garage and level rear garden occupying a prime position in a sought after cul-de-sac and offered to market with No Onward Chain.

The property is approached via a landscaped front garden with block paved driveway providing off road parking and leading to an attached garage which is equipped with power and lighting and an enclosed entrance porch with inner door to the hallway.

The living space is generously sized with a through lounge and separate dining area with a range of bespoke storage and shelving units and double glazed french doors which leads out on to the patio and rear garden.

The kitchen has been fitted with a tasteful range of floor and wall mounted units in white incorporating black granite worktops with matching breakfast bar. Space and plumbing for

kitchen appliances, wall mounted gas central heating boiler system and double glazed window and door overlooking and leading to a secluded rear garden.

Off the kitchen is a double glazed lean-to providing access to the outside and a handy door to the attached garage which offers further potential for conversion.

The bedrooms are both good sized doubles with double glazed windows, radiators and range of fitted wardrobe cupboards.

The bathroom is spacious and fitted with a matching suite in white comprising panel enclosed bath with marble surround and a recessed thermostatic shower and glass shower screen. Inset wash hand basin and low flush W.C with concealed cistern, extractor fan and obscured double glazed window to side.

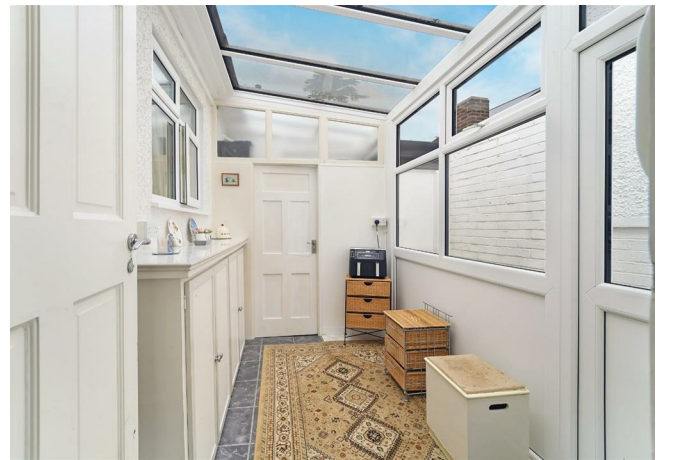
The rear garden is level and secluded and has been

landscaped with AstroTurf lawn which is surrounded with flowerbeds stocked with a variety of plants, trees and shrubs. Raised rockery and pathway leading to a wooden timber shed. Paved patio area with space for table and chairs.

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.

Tenure - Freehold



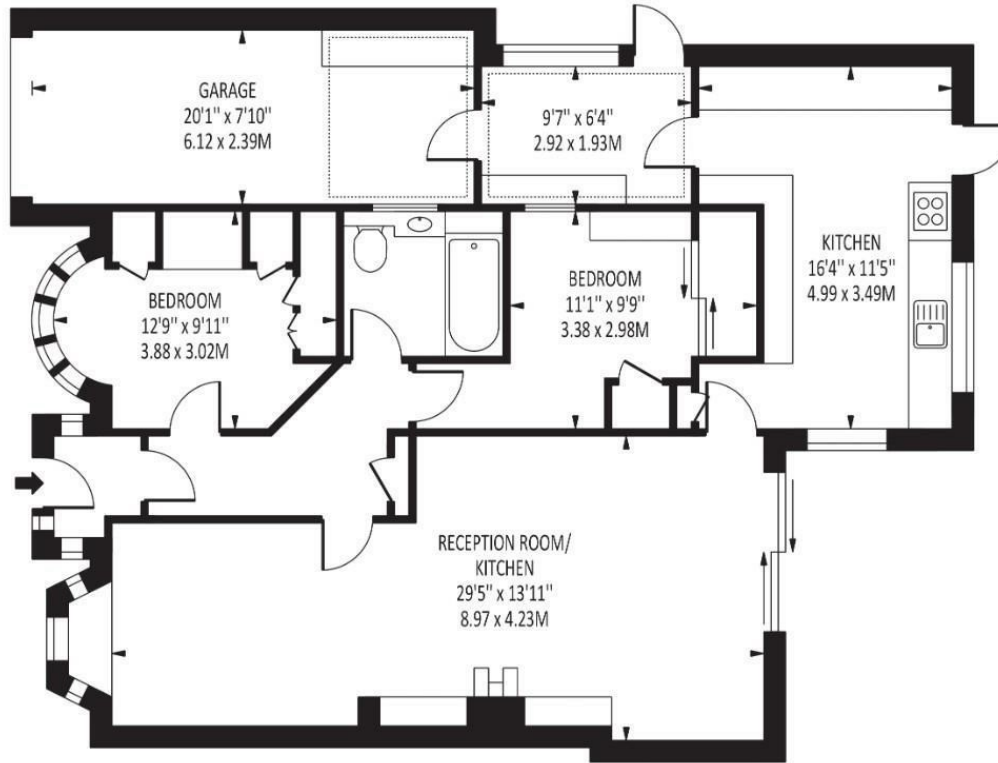


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Firwood Avenue

Total Area: 1114 SQ FT • 103.46 SQ M
(Including Garage)
Garage Area: 157 SQ FT • 14.63 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		59	
(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
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Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
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